HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Vancouver and Abbotsford CMAs

Date Released: December 2015

Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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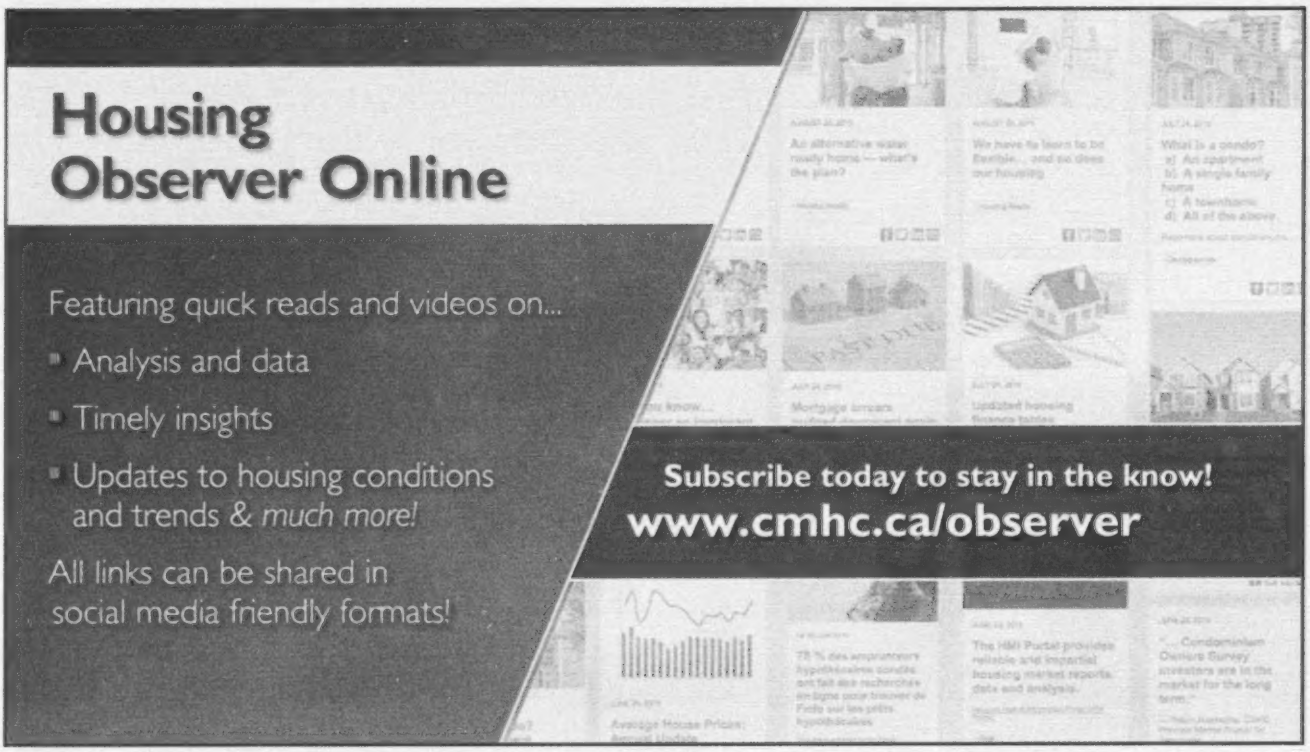
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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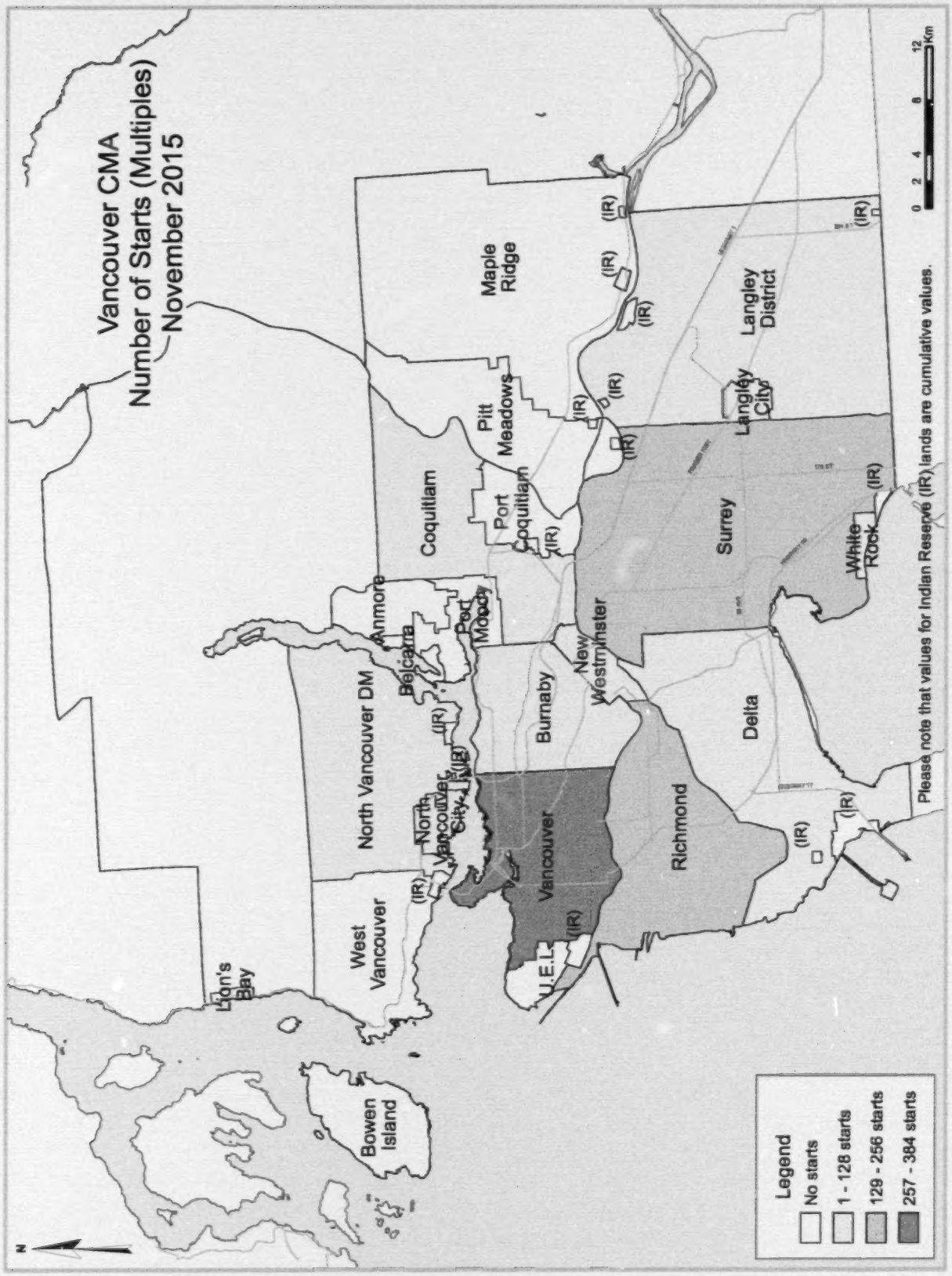
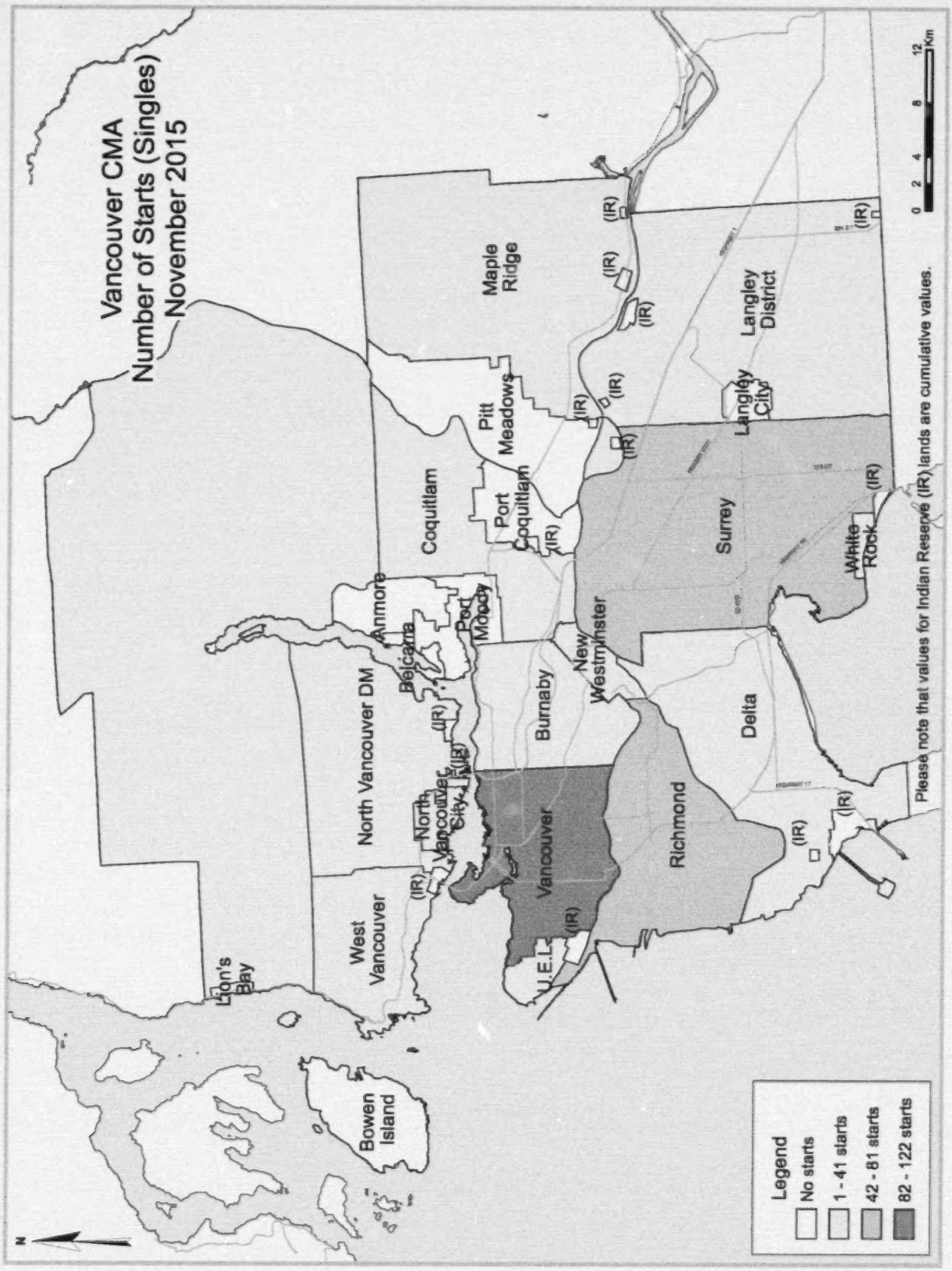
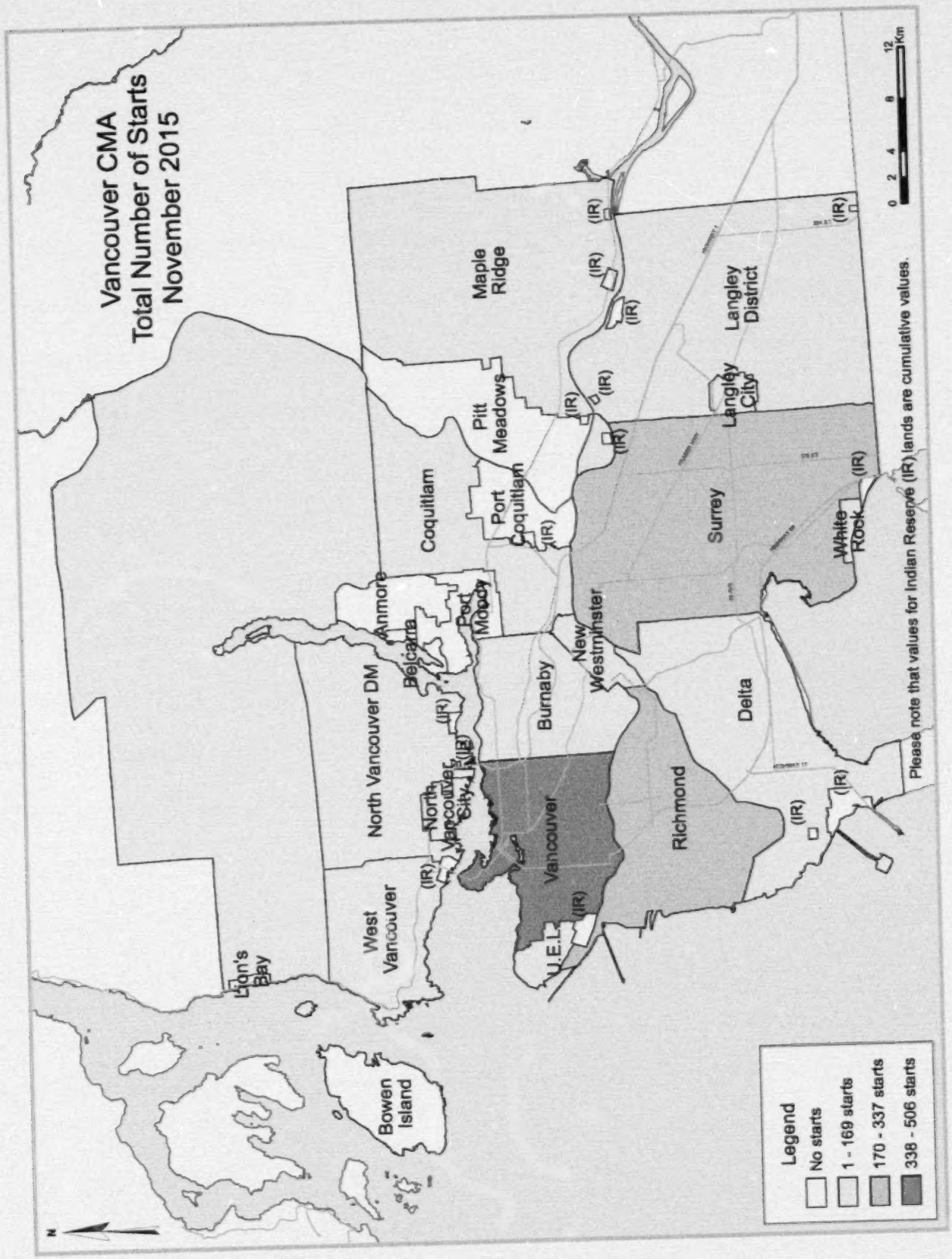
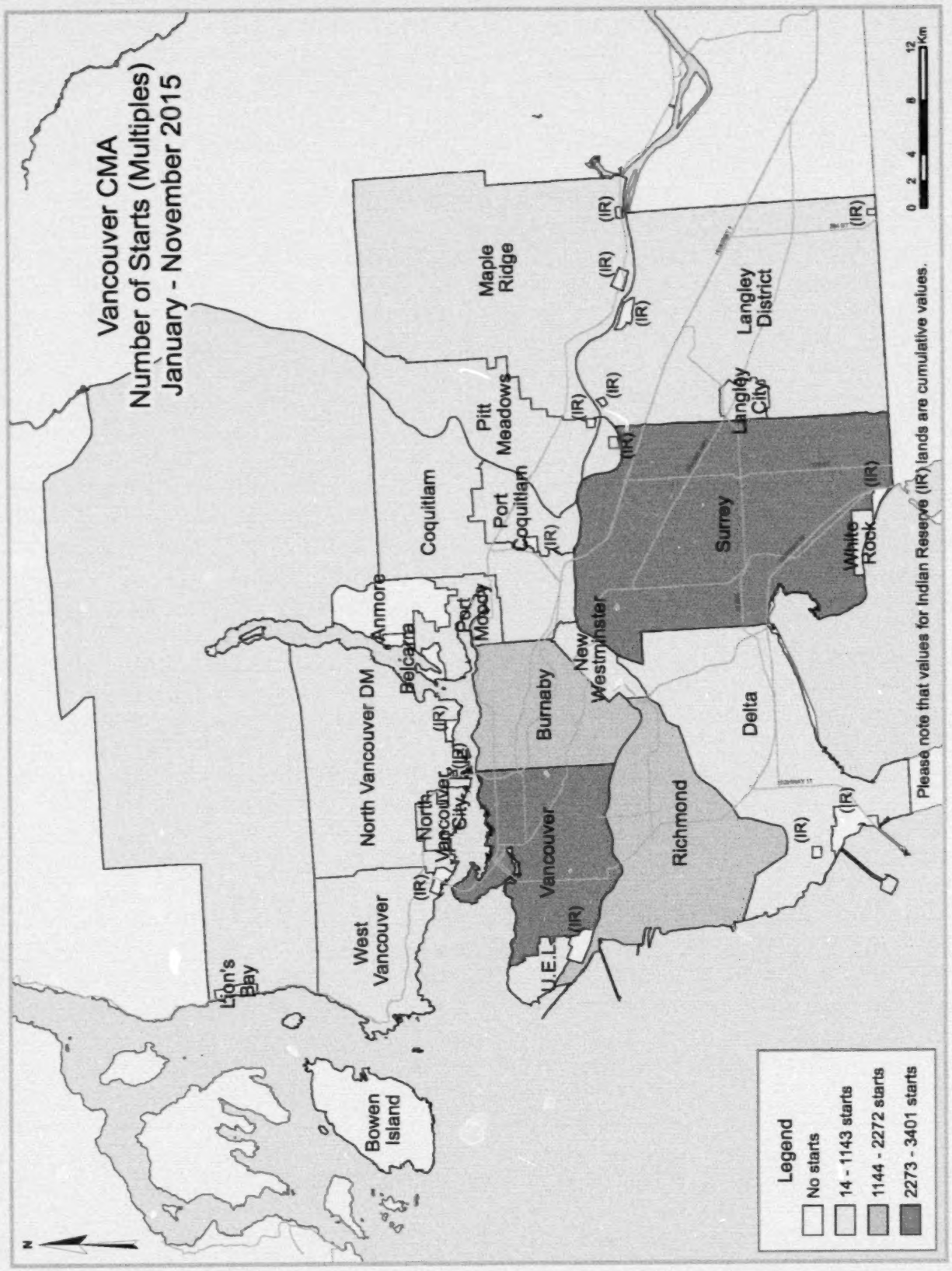
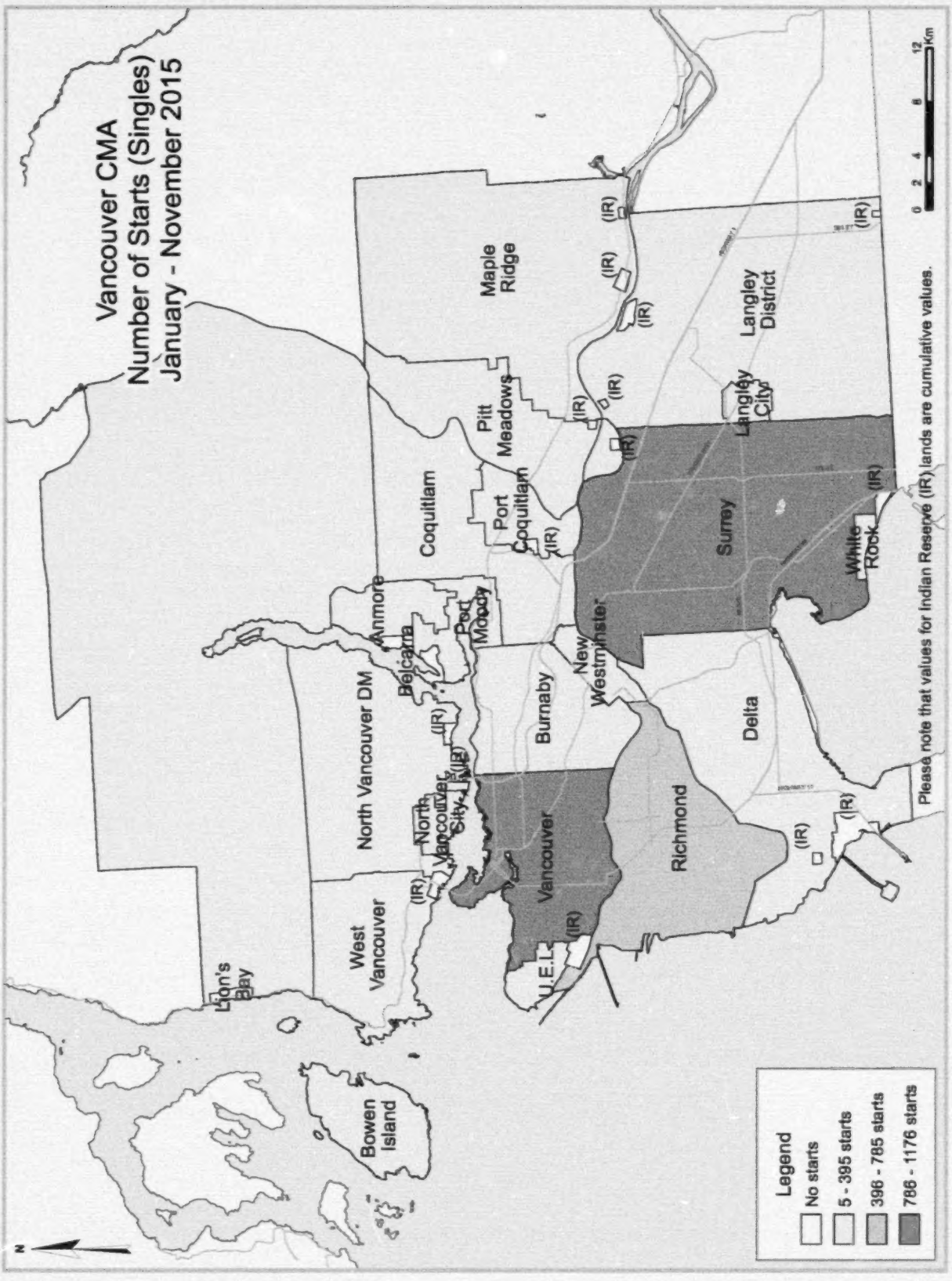

Vancouver CMA
Number of Starts (Multiples)
November 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 128 starts
129 - 256 starts
257 - 384 starts


Vancouver CMA
Number of Starts (Singles)
November 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 41 starts
42 - 81 starts
82 - 122 starts


Vancouver CMA
Total Number of Starts
November 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
North Vancouver City (IR)
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley District
Langley City
(IR)
0 2 4 8 12 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 169 starts
170 - 337 starts
338 - 506 starts
N


Vancouver CMA
Number of Starts (Multiples)
January - November 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
14 - 1143 starts
1144 - 2272 starts
2273 - 3401 starts


Vancouver CMA
Number of Starts (Singles)
January - November 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
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Lion's Bay
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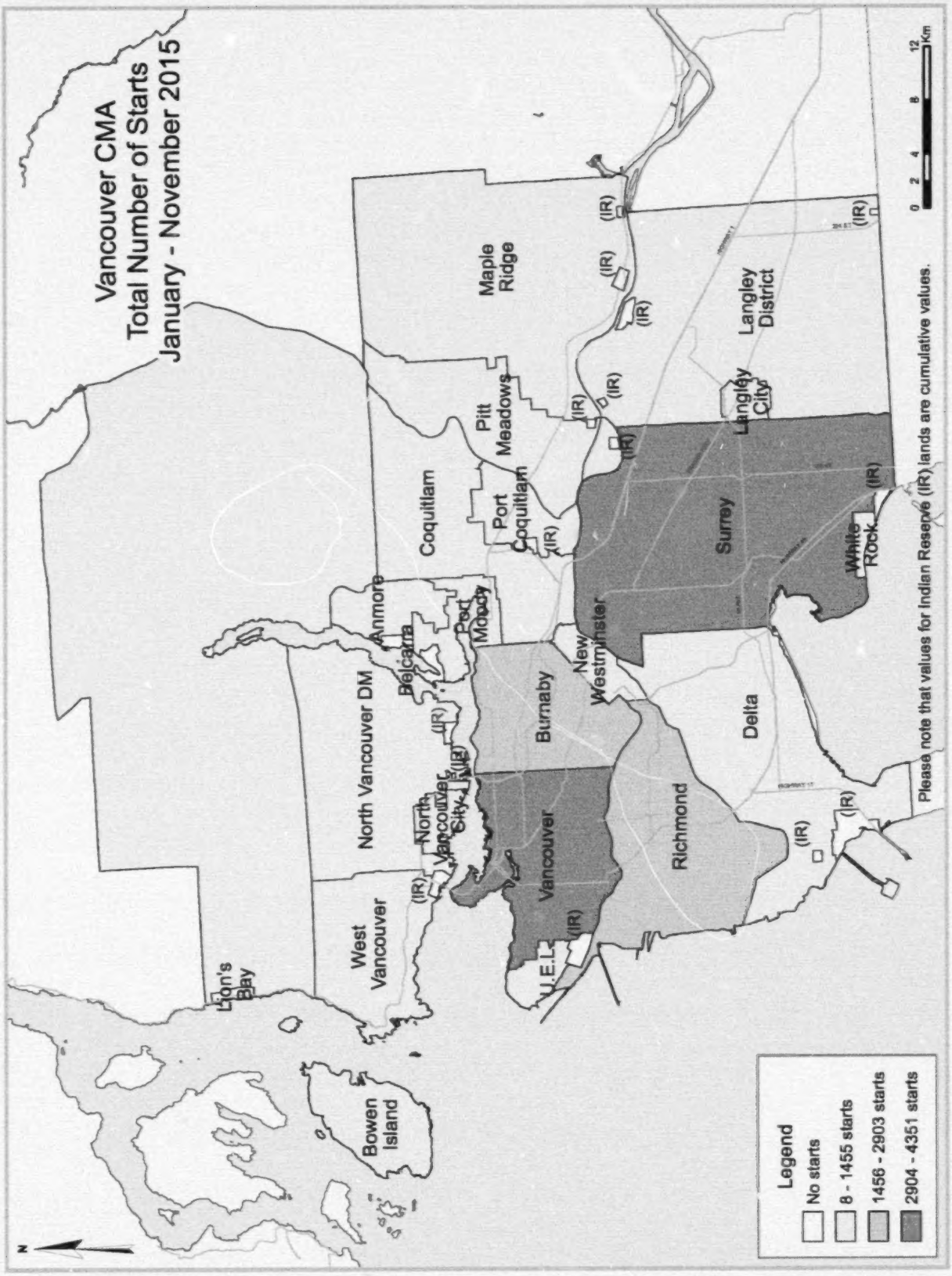
North Vancouver City
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 6 12 Km
Legend
No starts
5 - 395 starts
396 - 785 starts
786 - 1176 starts
N


Vancouver CMA
Total Number of Starts
January - November 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
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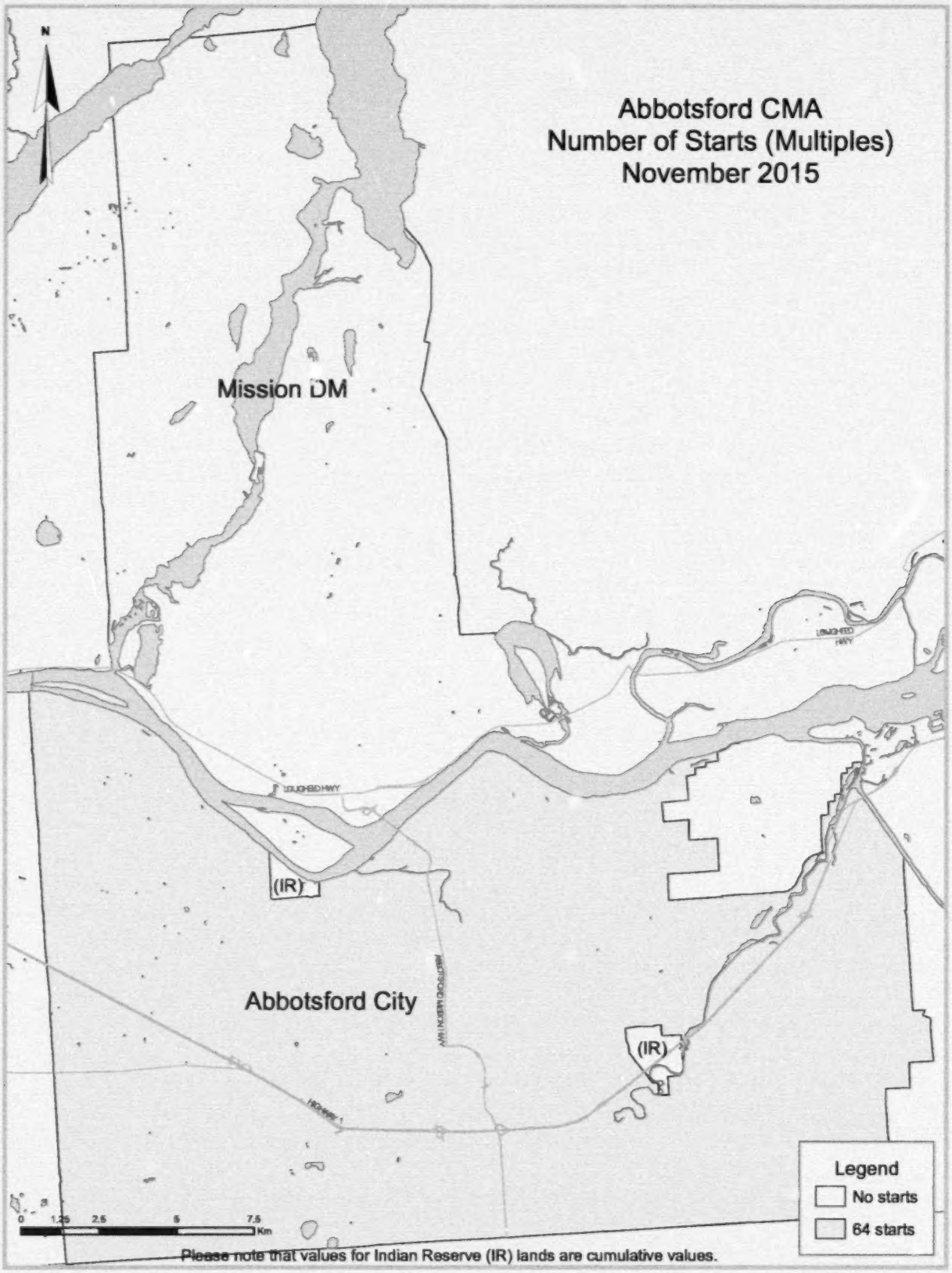
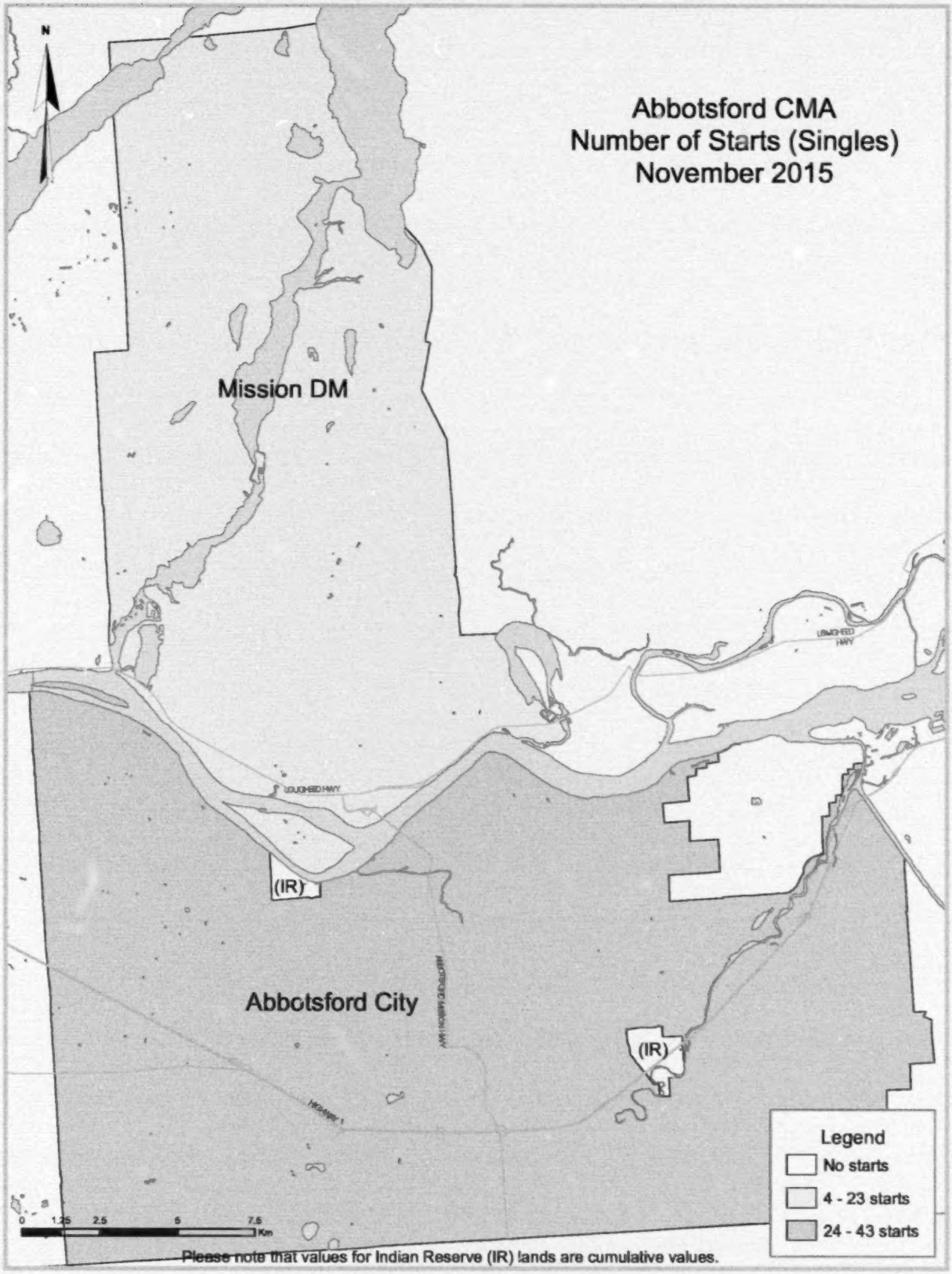
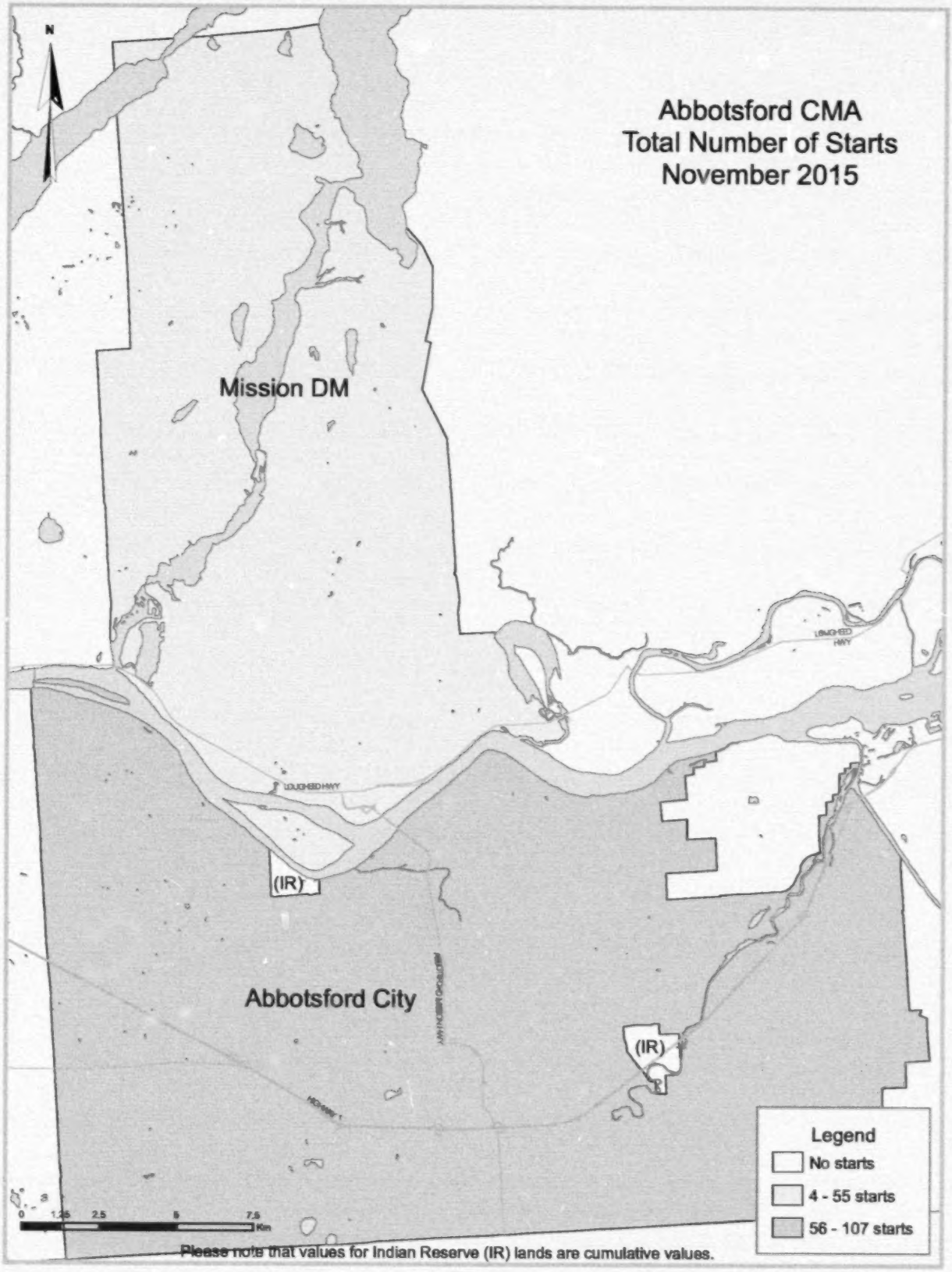
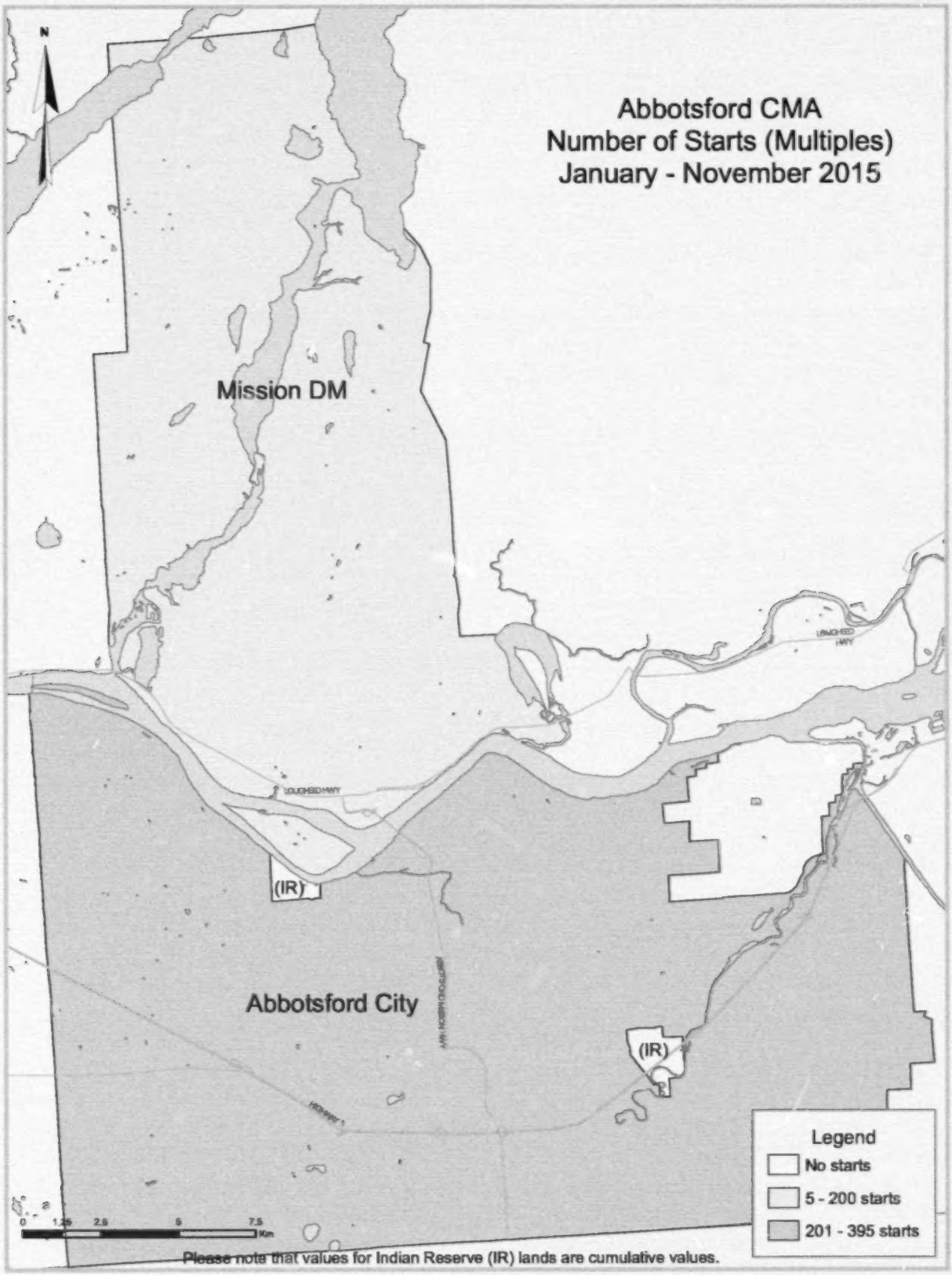
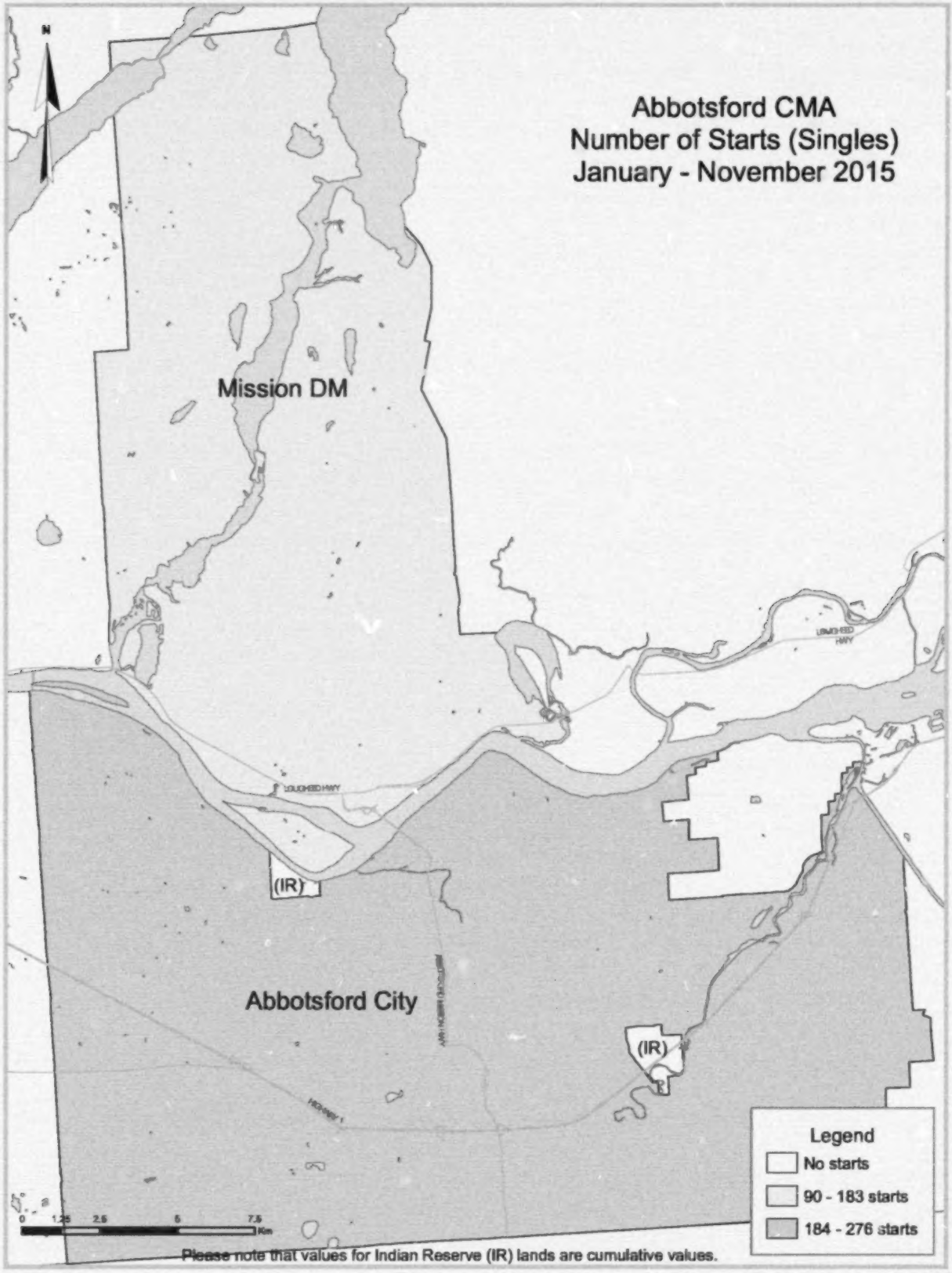
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
8 - 1455 starts
1456 - 2903 starts
2904 - 4351 starts

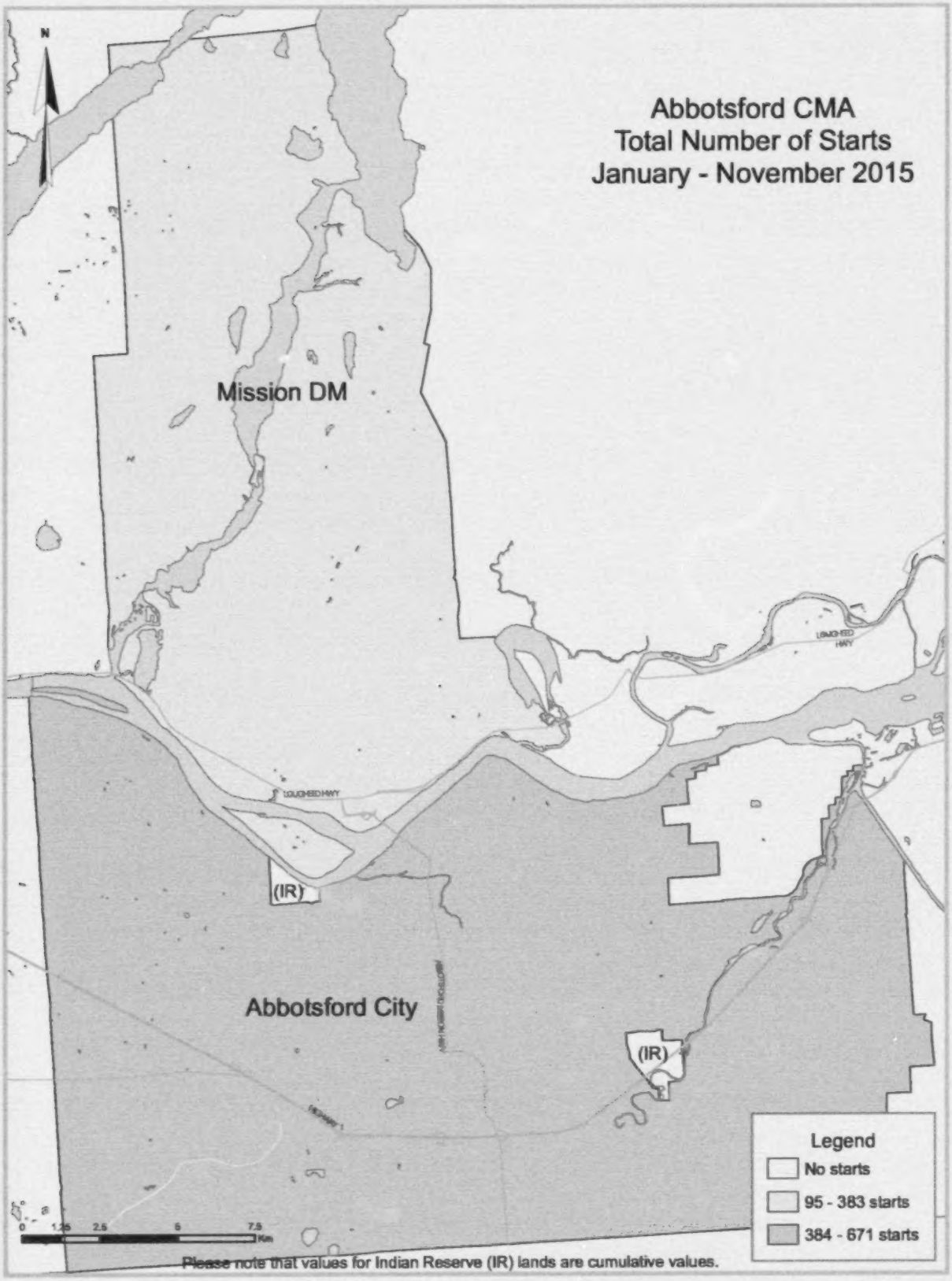

Abbotsford CMA
Number of Starts (Multiples)
November 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
0 1.25 2.5 5 7.5 Km
Legend
No starts
64 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
November 2015
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
4 - 23 starts
24 - 43 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
November 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
Legend
No starts
4 - 55 starts
56 - 107 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - November 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
ABBOTSFORD-MISSION HWY
HIGHWAY 1
0 1.25 2.5 5 7.5 Km
Legend
No starts
5 - 200 starts
201 - 395 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - November 2015
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
90 - 183 starts
184 - 276 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - November 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
95 - 383 starts
384 - 671 starts
0
1.25
2.5
5
7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2015		
Vancouver CMA[1]	October 2015	November 2015
Trend[2]	21,590	21,651
SAAR	24,760	17,718
	November 2014	November 2015
Actual		
November - Single-Detached	382	363
November - Multiples	1,239	1,118
November - Total	1,621	1,481
January to November - Single-Detached	4,002	4,272
January to November - Multiples	13,492	14,534
January to November - Total	17,494	18,806

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2015	292	20	0	8	221	582	63	295	1,481
November 2014	356	18	0	0	251	832	26	138	1,621
% Change	-18.0	11.1	n/a	n/a	-12.0	-30.0	142.3	113.8	-8.6
Year-to-date 2015	3,749	290	81	55	2,404	8,937	468	2,822	18,806
Year-to-date 2014	3,594	284	106	21	2,730	7,877	397	2,455	17,494
% Change	4.3	2.1	-23.6	161.9	-11.9	13.5	17.9	14.9	7.5
UNDER CONSTRUCTION									
November 2015	3,917	280	78	38	2,324	17,240	390	3,418	27,685
November 2014	3,668	270	1	17	2,471	15,235	327	3,004	25,023
% Change	6.8	3.7	**	123.5	-5.9	13.2	19.3	13.8	10.6
COMPLETIONS									
November 2015	319	24	3	18	247	388	42	455	1,496
November 2014	264	18	0	3	320	582	38	320	1,545
% Change	20.8	33.3	n/a	**	-22.8	-33.3	10.5	42.2	-3.2
Year-to-date 2015	3,431	292	3	34	2,338	6,466	410	2,785	15,759
Year-to-date 2014	3,256	388	30	17	2,366	6,893	405	2,329	15,684
% Change	5.4	-24.7	-90.0	100.0	-1.2	-6.2	1.2	19.6	0.5
COMPLETED & NOT ABSORBED									
November 2015	728	72	0	12	284	823	n/a	n/a	1,919
November 2014	1,048	99	0	13	586	1,532	n/a	n/a	3,278
% Change	-30.5	-27.3	n/a	-7.7	-51.5	-46.3	n/a	n/a	-41.5
ABSORBED									
November 2015	297	28	3	14	262	400	n/a	n/a	1,004
November 2014	259	21	0	1	324	582	n/a	n/a	1,187
% Change	14.7	33.3	n/a	**	-19.1	-31.3	n/a	n/a	-15.4
Year-to-date 2015	3,718	323	3	35	2,633	7,161	n/a	n/a	13,873
Year-to-date 2014	3,541	398	54	13	2,435	7,353	n/a	n/a	13,794
% Change	5.0	-18.8	-94.4	169.2	8.1	-2.6	n/a	n/a	0.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
November 2015	22	2	0	0	10	0	0	16	50
November 2014	25	6	0	0	0	0	0	15	46
Delta									
November 2015	8	0	0	4	0	0	0	5	17
November 2014	16	0	0	0	0	0	2	8	26
Langley									
November 2015	21	0	0	4	22	184	7	46	284
November 2014	23	0	0	0	28	88	2	12	153
Maple Ridge / Pitt Meadows									
November 2015	10	0	0	0	0	0	0	0	10
November 2014	31	0	0	0	41	0	0	0	72
New Westminster									
November 2015	2	0	0	0	0	0	0	2	4
November 2014	11	0	0	0	0	0	0	0	11
North Vancouver									
November 2015	11	0	0	0	0	0	0	3	14
November 2014	19	4	0	0	18	0	0	12	53
Richmond									
November 2015	56	0	0	0	14	0	0	141	211
November 2014	29	0	0	0	0	163	0	9	201
Surrey									
November 2015	60	2	0	0	155	64	0	35	316
November 2014	93	0	0	0	116	241	2	32	484
Tri-Cities									
November 2015	17	0	0	0	20	0	0	8	45
November 2014	19	4	0	0	38	0	1	11	73
University Endowment Lands									
November 2015	1	0	0	0	0	0	0	0	1
November 2014	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2015	66	16	0	0	0	334	56	34	506
November 2014	65	4	0	0	10	340	19	32	470
West Vancouver									
November 2015	10	0	0	0	0	0	0	0	10
November 2014	14	0	0	0	0	0	0	0	14
White Rock									
November 2015	8	0	0	0	0	0	0	5	13
November 2014	7	0	0	0	0	0	0	7	14
First Nations									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2015	292	20	0	8	221	582	63	295	1,481
November 2014	356	18	0	0	251	832	26	138	1,621

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
November 2015	349	82	0	0	61	2,470	0	243	3,205
November 2014	332	80	0	0	203	2,793	0	141	3,549
Delta									
November 2015	115	4	0	4	26	465	0	143	757
November 2014	118	2	0	0	121	58	2	74	375
Langley									
November 2015	166	8	5	15	265	538	7	200	1,204
November 2014	197	8	0	5	351	427	4	90	1,082
Maple Ridge / Pitt Meadows									
November 2015	219	14	0	0	198	87	1	8	527
November 2014	162	8	0	0	246	482	3	0	901
New Westminster									
November 2015	59	4	0	0	37	818	0	26	944
November 2014	63	4	0	0	79	600	0	0	746
North Vancouver									
November 2015	181	10	0	0	118	700	4	379	1,392
November 2014	193	18	0	0	149	563	4	350	1,277
Richmond									
November 2015	468	4	9	14	248	2,869	8	365	3,985
November 2014	376	16	0	2	144	2,319	5	375	3,237
Surrey									
November 2015	845	8	3	1	934	2,144	5	505	4,445
November 2014	732	6	0	5	854	1,054	36	312	2,999
Tri-Cities									
November 2015	221	6	0	0	309	1,157	4	138	1,835
November 2014	259	6	0	5	234	1,549	6	153	2,212
University Endowment Lands									
November 2015	17	0	0	0	11	449	0	0	477
November 2014	15	0	0	0	0	105	0	94	214
Vancouver City									
November 2015	928	136	57	2	94	5,520	359	1,359	8,455
November 2014	834	120	1	0	66	5,074	264	1,347	7,706
West Vancouver									
November 2015	218	0	0	2	23	20	1	0	264
November 2014	231	2	0	0	24	111	0	0	368
White Rock									
November 2015	78	4	4	0	0	3	0	50	139
November 2014	90	0	0	0	0	100	2	67	259
First Nations									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	20	0	0	0	0	0	1	0	21
Vancouver CMA									
November 2015	3,917	280	78	38	2,324	17,240	390	3,418	27,685
November 2014	3,668	270	1	17	2,471	15,235	327	3,004	25,023

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
November 2015	15	6	0	0	0	8	0	9	38
November 2014	17	10	0	0	16	0	0	5	48
Delta									
November 2015	11	0	0	0	5	0	0	8	24
November 2014	13	0	0	0	0	0	0	9	22
Langley									
November 2015	22	2	0	0	61	67	1	12	165
November 2014	12	0	0	3	40	0	1	5	61
Maple Ridge / Pitt Meadows									
November 2015	30	2	0	0	4	23	0	0	59
November 2014	19	0	0	0	0	0	1	0	20
New Westminster									
November 2015	4	0	0	0	0	0	0	0	4
November 2014	9	2	0	0	0	0	0	0	11
North Vancouver									
November 2015	7	0	0	0	13	0	3	2	25
November 2014	13	0	0	0	0	0	0	3	16
Richmond									
November 2015	27	0	0	2	53	0	0	7	89
November 2014	14	0	0	0	49	0	0	8	71
Surrey									
November 2015	86	0	0	15	51	0	1	48	201
November 2014	74	0	0	0	148	0	6	33	261
Tri-Cities									
November 2015	30	0	3	1	55	195	0	20	304
November 2014	23	0	0	0	67	162	0	19	271
University Endowment Lands									
November 2015	1	0	0	0	0	0	0	0	1
November 2014	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2015	75	14	0	0	5	95	37	346	572
November 2014	57	6	0	0	0	420	29	236	748
West Vancouver									
November 2015	7	0	0	0	0	0	0	0	7
November 2014	6	0	0	0	0	0	0	0	6
White Rock									
November 2015	4	0	0	0	0	0	0	3	7
November 2014	4	0	0	0	0	0	1	2	7
First Nations									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2015	319	24	3	18	247	388	42	455	1,496
November 2014	264	18	0	3	320	582	38	320	1,545

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
November 2015	52	22	0	0	0	37	n/a	n/a	111
November 2014	74	20	0	0	9	43	n/a	n/a	146
Delta									
November 2015	9	0	0	0	3	0	n/a	n/a	12
November 2014	21	2	0	0	9	25	n/a	n/a	57
Langley									
November 2015	21	0	0	2	26	60	n/a	n/a	109
November 2014	45	1	0	6	86	75	n/a	n/a	213
Maple Ridge / Pitt Meadows									
November 2015	46	4	0	0	41	183	n/a	n/a	274
November 2014	85	2	0	0	4	70	n/a	n/a	161
New Westminster									
November 2015	5	0	0	0	9	0	n/a	n/a	14
November 2014	14	0	0	0	21	77	n/a	n/a	112
North Vancouver									
November 2015	24	0	0	0	23	119	n/a	n/a	166
November 2014	41	3	0	0	21	221	n/a	n/a	286
Richmond									
November 2015	110	3	0	1	34	88	n/a	n/a	236
November 2014	160	1	0	3	68	149	n/a	n/a	381
Surrey									
November 2015	81	0	0	8	101	181	n/a	n/a	371
November 2014	187	2	0	2	298	284	n/a	n/a	773
Tri-Cities									
November 2015	59	0	0	0	18	69	n/a	n/a	146
November 2014	83	3	0	0	14	185	n/a	n/a	285
University Endowment Lands									
November 2015	1	0	0	0	0	7	n/a	n/a	8
November 2014	0	0	0	0	1	20	n/a	n/a	21
Vancouver City									
November 2015	268	42	0	1	20	68	n/a	n/a	399
November 2014	296	64	0	2	39	347	n/a	n/a	748
West Vancouver									
November 2015	31	0	0	0	8	1	n/a	n/a	40
November 2014	25	0	0	0	0	4	n/a	n/a	29
White Rock									
November 2015	18	1	0	0	1	10	n/a	n/a	30
November 2014	10	1	0	0	16	32	n/a	n/a	59
First Nations									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
November 2015	728	72	0	12	284	823	n/a	n/a	1,919
November 2014	1,048	99	0	13	586	1,532	n/a	n/a	3,278

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
November 2015	18	10	0	0	1	13	n/a	n/a	42
November 2014	21	6	0	0	11	4	n/a	n/a	42
Delta									
November 2015	10	0	0	0	2	0	n/a	n/a	12
November 2014	10	0	0	0	0	0	n/a	n/a	10
Langley									
November 2015	23	2	0	0	62	30	n/a	n/a	117
November 2014	14	0	0	0	50	11	n/a	n/a	75
Maple Ridge / Pitt Meadows									
November 2015	21	0	0	0	4	30	n/a	n/a	55
November 2014	22	0	0	0	2	0	n/a	n/a	24
New Westminster									
November 2015	3	0	0	0	23	1	n/a	n/a	27
November 2014	2	2	0	0	0	24	n/a	n/a	28
North Vancouver									
November 2015	18	0	0	0	17	16	n/a	n/a	51
November 2014	16	0	0	0	3	12	n/a	n/a	31
Richmond									
November 2015	18	0	0	2	34	9	n/a	n/a	63
November 2014	15	0	0	0	31	0	n/a	n/a	46
Surrey									
November 2015	87	0	0	10	62	13	n/a	n/a	172
November 2014	64	0	0	0	144	31	n/a	n/a	239
Tri-Cities									
November 2015	28	0	3	2	48	182	n/a	n/a	263
November 2014	18	3	0	0	71	87	n/a	n/a	179
University Endowment Lands									
November 2015	1	0	0	0	0	1	n/a	n/a	2
November 2014	0	0	0	0	0	5	n/a	n/a	5
Vancouver City									
November 2015	55	16	0	0	8	100	n/a	n/a	179
November 2014	59	10	0	1	11	407	n/a	n/a	488
West Vancouver									
November 2015	10	0	0	0	1	0	n/a	n/a	11
November 2014	7	0	0	0	0	0	n/a	n/a	7
White Rock									
November 2015	5	0	0	0	0	5	n/a	n/a	10
November 2014	5	0	0	0	1	1	n/a	n/a	7
First Nations									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
November 2015	297	28	3	14	262	400	n/a	n/a	1,004
November 2014	259	21	0	1	324	582	n/a	n/a	1,187

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Anmore	0	2	0	0	0	0	0	0	0	2	-100.0
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	8	4	0	0	0	0	4	3	12	7	71.4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	3	0	2	10	0	3	3	17	8	112.5
Burnaby - Central Park	1	4	0	0	0	0	1	3	2	7	-71.4
Burnaby - Remainder	9	14	2	4	0	0	8	6	19	24	-20.8
Burnaby Total	22	25	2	6	10	0	16	15	50	46	8.7
Coquitlam	17	15	4	2	16	9	8	11	45	37	21.6
Delta - Tsawwassen	5	5	0	0	0	0	0	0	5	5	0.0
Delta - Ladner	1	5	0	0	0	0	0	0	1	5	-80.0
Delta - North	6	8	0	0	0	0	5	8	11	16	-31.3
Delta	12	18	0	0	0	0	5	8	17	26	-34.6
Langley City	0	3	0	0	0	0	127	0	127	3	**
Langley District	32	22	0	2	22	26	103	100	157	150	4.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	10	28	0	0	0	41	0	0	10	69	-85.5
New Westminster	2	11	0	0	0	0	2	0	4	11	-63.6
North Vancouver City	1	10	0	4	0	18	1	6	2	38	-94.7
North Vancouver DM	10	9	0	0	0	0	2	6	12	15	-20.0
Pitt Meadows	0	3	0	0	0	0	0	0	0	3	-100.0
Port Coquitlam	0	1	0	4	0	27	0	0	0	32	-100.0
Port Moody	0	4	0	0	0	0	0	0	0	4	-100.0
Richmond	56	29	0	0	14	0	141	172	211	201	5.0
Surrey - South	18	35	2	0	43	57	4	196	67	288	-76.7
Surrey - Cloverdale	9	7	0	0	11	46	71	1	91	54	68.5
Surrey - North	19	42	0	0	60	13	11	72	90	127	-29.1
Surrey - Guildford	1	1	0	0	39	0	1	0	41	1	**
Surrey - Whalley	13	10	2	0	0	0	12	4	27	14	92.9
Surrey Total	60	95	4	0	153	116	99	273	316	484	-34.7
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	336	0	336	-100.0
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	177	0	177	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	10	46	4	46	14	**
Vancouver - Kerrisdale	6	3	0	0	0	0	1	0	7	3	133.3
Vancouver - Marpole	5	13	2	0	0	0	0	5	7	18	-61.1
Vancouver - Eastside	83	38	12	4	0	0	43	21	138	63	119.0
Vancouver - Mt. Pleasant	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	28	29	0	0	0	0	101	6	129	35	**
Vancouver Total	122	84	16	4	0	10	368	372	506	470	7.7
West Vancouver	10	14	0	0	0	0	0	0	10	14	-28.6
White Rock	8	7	0	0	0	0	5	7	13	14	-7.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	363	382	26	22	215	247	877	970	1,481	1,621	-8.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	8	21	0	0	0	0	0	0	8	21	-61.9
Belcarra	0	5	0	0	0	0	0	0	0	5	-100.0
Bowen Island	17	13	0	0	0	30	0	0	17	43	-60.5
Burnaby - Mountain	1	0	0	0	0	26	159	158	160	184	-13.0
Burnaby - North	76	80	2	4	25	0	113	67	216	151	43.0
Burnaby - Lougheed Mall	3	2	0	0	0	0	3	2	6	4	50.0
Burnaby - South & East	29	34	26	18	10	42	24	261	89	355	-74.9
Burnaby - Central Park	30	42	8	8	0	0	1,016	98	1,054	148	**
Burnaby - Remainder	159	179	54	70	0	69	126	400	339	718	-52.8
Burnaby Total	298	337	90	100	35	137	1,441	986	1,864	1,560	19.5
Coquitlam	229	307	64	52	96	76	326	1,110	715	1,545	-53.7
Delta - Tsawwassen	32	29	2	0	0	14	37	64	71	107	-33.6
Delta - Ladner	21	27	0	0	15	3	37	10	73	40	82.5
Delta - North	75	82	2	18	0	106	385	75	462	281	64.4
Delta	128	138	4	18	15	123	459	149	606	428	41.6
Langley City	8	14	0	0	0	33	127	67	135	114	18.4
Langley District	239	215	20	22	415	435	444	464	1,118	1,136	-1.6
Lion's Bay	0	2	0	0	0	0	0	0	0	2	-100.0
Maple Ridge	310	196	18	24	132	166	55	144	515	530	-2.8
New Westminster	50	61	2	2	15	82	440	404	507	549	-7.7
North Vancouver City	34	45	6	14	0	42	782	427	822	528	55.7
North Vancouver DM	136	97	0	0	39	107	139	266	314	470	-33.2
Pitt Meadows	11	13	2	6	36	4	0	64	49	87	-43.7
Port Coquitlam	24	23	2	10	160	141	271	198	457	372	22.8
Port Moody	12	7	0	2	14	0	0	0	26	9	188.9
Richmond	441	365	28	32	193	87	1,590	1,974	2,252	2,458	-8.4
Surrey - South	283	237	26	38	376	262	200	267	885	804	10.1
Surrey - Cloverdale	126	130	4	6	97	304	142	100	369	540	-31.7
Surrey - North	386	427	22	8	386	493	348	418	1,142	1,346	-15.2
Surrey - Guildford	16	13	0	0	156	21	10	36	182	70	160.0
Surrey - Whalley	139	106	2	0	3	10	1,629	198	1,773	314	**
Surrey Total	950	913	54	52	1,018	1,090	2,329	1,019	4,351	3,074	41.5
University Endowment Lands	5	10	0	0	11	0	449	199	465	209	122.5
Vancouver - West End	0	0	0	0	0	0	0	22	0	22	-100.0
Vancouver - Downtown	0	0	0	0	0	0	482	870	482	870	-44.6
Vancouver - Kitsilano	4	4	2	10	0	0	2	55	8	69	-88.4
Vancouver - False Creek	1	1	0	0	0	0	177	311	178	312	-42.9
Vancouver - Granville/Oak	7	9	0	8	0	10	266	68	273	95	187.4
Vancouver - Kerrisdale	47	42	0	0	0	0	43	56	90	98	-8.2
Vancouver - P[illegible]rpole	54	60	8	8	5	0	20	10	87	78	11.5
Vancouver - [illegible]astside	728	568	90	70	18	8	1,242	851	2,078	1,497	38.8
Vancouver - Mt. Pleasant	2	0	32	12	3	9	251	168	288	189	52.4
Vancouver - Strath/Grand	9	5	18	6	5	5	195	137	227	153	48.4
Vancouver - Westside	324	297	4	0	31	25	243	332	602	654	-8.0
Vancouver Total	1,176	986	154	114	62	57	2,921	2,880	4,313	4,037	6.8
West Vancouver	139	114	2	0	23	0	8	12	172	126	36.5
White Rock	57	83	4	0	4	0	35	71	100	154	-35.1
First Nations	0	37	0	0	0	0	0	0	0	37	-100.0
Vancouver CMA	4,272	4,002	450	448	2,268	2,610	11,816	10,434	18,806	17,494	7.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	4	3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	10	0	0	0	0	0	3	3
Burnaby - Central Park	0	0	0	0	0	0	1	3
Burnaby - Remainder	0	0	0	0	0	0	8	6
Burnaby Total	10	0	0	0	0	0	16	15
Coquitlam	16	9	0	0	0	0	8	11
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	5	8
Delta	0	0	0	0	0	0	5	8
Langley City	0	0	0	0	90	0	37	0
Langley District	22	26	0	0	94	88	9	12
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	41	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	2	0
North Vancouver City	0	18	0	0	0	0	1	6
North Vancouver DM	0	0	0	0	0	0	2	6
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	27	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	14	0	0	0	0	163	141	9
Surrey - South	43	57	0	0	0	191	4	5
Surrey - Cloverdale	11	46	0	0	64	0	7	1
Surrey - North	60	13	0	0	0	50	11	22
Surrey - Guildford	39	0	0	0	0	0	1	0
Surrey - Whalley	0	0	0	0	0	0	12	4
Surrey Total	153	116	0	0	64	241	35	32
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	336	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	177	0	0	0
Vancouver - Granville/Oak	0	10	0	0	46	4	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	0
Vancouver - Marpole	0	0	0	0	0	0	0	5
Vancouver - Eastside	0	0	0	0	12	0	31	21
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	99	0	2	6
Vancouver Total	0	10	0	0	334	340	34	32
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	5	7
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	215	247	0	0	582	832	295	138

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	26	0	0	158	158	1	0
Burnaby - North	25	0	0	0	65	35	48	32
Burnaby - Lougheed Mall	0	0	0	0	0	0	3	2
Burnaby - South & East	10	42	0	0	0	245	24	16
Burnaby - Central Park	0	0	0	0	994	76	22	22
Burnaby - Remainder	0	69	0	0	0	326	126	74
Burnaby Total	35	137	0	0	1,217	840	224	146
Coquitlam	96	76	0	0	189	931	137	179
Delta - Tsawwassen	0	14	0	0	33	58	4	6
Delta - Ladner	15	3	0	0	30	0	7	10
Delta - North	0	106	0	0	317	0	68	75
Delta	15	123	0	0	380	58	79	91
Langley City	0	33	0	0	90	67	37	0
Langley District	415	435	0	0	260	364	184	100
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	132	166	0	0	47	144	8	0
New Westminster	15	82	0	0	414	404	26	0
North Vancouver City	0	42	0	0	644	221	138	206
North Vancouver DM	39	107	0	0	0	141	139	125
Pitt Meadows	36	4	0	0	0	64	0	0
Port Coquitlam	160	141	0	0	260	193	11	5
Port Moody	14	0	0	0	0	0	0	0
Richmond	193	87	0	0	1,238	1,598	352	376
Surrey - South	376	262	0	0	66	233	134	34
Surrey - Cloverdale	97	304	0	0	64	68	78	32
Surrey - North	386	493	0	0	120	175	228	243
Surrey - Guildford	156	21	0	0	0	29	10	7
Surrey - Whalley	3	0	0	10	1,532	125	97	73
Surrey Total	1,018	1,080	0	10	1,782	630	547	389
University Endowment Lands	11	0	0	0	449	105	0	94
Vancouver - West End	0	0	0	0	0	22	0	0
Vancouver - Downtown	0	0	0	0	160	589	322	281
Vancouver - Kitsilano	0	0	0	0	2	55	0	0
Vancouver - False Creek	0	0	0	0	177	311	0	0
Vancouver - Granville/Oak	0	10	0	0	214	66	52	2
Vancouver - Kerrisdale	0	0	0	0	38	49	5	7
Vancouver - Marpole	5	0	0	0	7	0	13	10
Vancouver - Eastside	18	8	0	0	827	597	415	254
Vancouver - Mt. Pleasant	3	9	0	0	250	168	1	0
Vancouver - Strath/Grand	5	5	0	0	150	137	45	0
Vancouver - Westside	31	25	0	0	191	200	52	132
Vancouver Total	62	57	0	0	2,016	2,194	905	686
West Vancouver	23	0	0	0	8	12	0	0
White Rock	4	0	0	0	0	13	35	58
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	2,268	2,570	0	10	8,994	7,979	2,822	2,455

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit: "Ownership, Single" and the accessory suite as one unit: "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Anmore	0	2	0	0	0	0	0	2
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	4	0	0	4	3	12	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	5	10	0	3	3	17	8
Burnaby - Central Park	1	4	0	0	1	3	2	7
Burnaby - Remainder	11	18	0	0	8	6	19	24
Burnaby Total	24	31	10	0	16	15	50	46
Coquitlam	17	14	20	11	8	12	45	37
Delta - Tsawwassen	1	5	4	0	0	0	5	5
Delta - Ladner	1	3	0	0	0	2	1	5
Delta - North	6	8	0	0	5	8	11	16
Delta	8	16	4	0	5	10	17	26
Langley City	0	3	90	0	37	0	127	3
Langley District	21	20	120	116	16	14	157	150
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	28	0	41	0	0	10	69
New Westminster	2	11	0	0	2	0	4	11
North Vancouver City	1	14	0	18	1	6	2	38
North Vancouver DM	10	9	0	0	2	6	12	15
Pitt Meadows	0	3	0	0	0	0	0	3
Port Coquitlam	0	5	0	27	0	0	0	32
Port Moody	0	4	0	0	0	0	0	4
Richmond	56	29	14	163	141	9	211	201
Surrey - South	18	35	45	248	4	5	67	288
Surrey - Cloverdale	9	7	75	46	7	1	91	54
Surrey - North	19	40	60	63	11	24	90	127
Surrey - Guildford	1	1	39	0	1	0	41	1
Surrey - Whalley	15	10	0	0	12	4	27	14
Surrey Total	62	93	219	357	35	34	316	484
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	336	0	0	0	336
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	177	0	0	0	177	0
Vancouver - Granville/Oak	0	0	46	14	0	0	46	14
Vancouver - Kerrisdale	5	3	0	0	2	0	7	3
Vancouver - Marpole	6	10	0	0	1	8	7	18
Vancouver - Eastside	51	31	12	0	75	32	138	63
Vancouver - Mt. Pleasant	2	0	0	0	0	0	2	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	18	24	99	0	12	11	129	35
Vancouver Total	82	69	334	350	90	51	506	470
West Vancouver	10	14	0	0	0	0	10	14
White Rock	8	7	0	0	5	7	13	14
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	312	374	811	1,083	358	164	1,481	1,621

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	7	20	0	0	1	1	8	21
Belcarra	0	5	0	0	0	0	0	5
Bowen Island	17	13	0	0	0	0	17	43
Burnaby - Mountain	1	0	158	184	1	0	160	184
Burnaby - North	78	84	90	35	48	32	216	151
Burnaby - Lougheed Mall	3	2	0	0	3	2	6	4
Burnaby - South & East	55	50	10	289	24	16	89	355
Burnaby - Central Park	38	50	994	76	22	22	1,054	148
Burnaby - Remainder	213	249	0	395	126	74	339	718
Burnaby Total	388	435	1,252	979	224	146	1,864	1,560
Coquitlam	228	296	345	1,064	142	185	715	1,545
Delta - Tsawwassen	30	29	37	72	4	6	71	107
Delta - Ladner	21	24	45	3	7	13	73	40
Delta - North	77	82	317	124	68	75	462	281
Delta	128	135	399	199	79	94	606	428
Langley City	8	14	90	100	37	0	135	114
Langley District	209	213	696	809	213	114	1,118	1,136
Lion's Bay	0	2	0	0	0	0	0	2
Maple Ridge	315	199	189	328	11	3	515	530
New Westminster	52	63	429	486	26	0	507	549
North Vancouver City	36	57	644	263	142	208	822	528
North Vancouver DM	136	97	39	248	139	125	314	470
Pitt Meadows	13	19	36	68	0	0	49	87
Port Coquitlam	26	33	420	334	11	5	457	372
Port Moody	12	9	14	0	0	0	26	9
Richmond	433	367	1,462	1,711	357	380	2,252	2,458
Surrey - South	283	231	468	537	134	36	885	804
Surrey - Cloverdale	127	105	161	376	81	59	369	540
Surrey - North	366	410	543	670	233	266	1,142	1,346
Surrey - Guildford	16	13	156	50	10	7	182	70
Surrey - Whalley	144	106	1,532	125	97	83	1,773	314
Surrey Total	936	865	2,860	1,758	555	451	4,351	3,074
University Endowment Lands	5	10	460	105	0	94	465	209
Vancouver - West End	0	0	0	22	0	0	0	22
Vancouver - Downtown	0	0	160	589	322	281	482	870
Vancouver - Kitsilano	6	14	2	55	0	0	8	69
Vancouver - False Creek	1	1	177	311	0	0	178	312
Vancouver - Granville/Oak	62	15	157	76	54	4	273	95
Vancouver - Kerrisdale	38	37	38	49	14	12	90	98
Vancouver - Marpole	52	59	12	0	23	19	87	78
Vancouver - Eastside	485	411	847	607	746	479	2,078	1,497
Vancouver - Mt. Pleasant	34	12	253	177	1	0	288	189
Vancouver - Strath/Grand	25	112	155	40	47	1	227	153
Vancouver - Westside	268	243	224	225	110	186	602	654
Vancouver Total	971	904	2,025	2,151	1,317	982	4,313	4,037
West Vancouver	135	114	36	12	1	0	172	126
White Rock	65	78	0	13	35	63	100	154
First Nations	0	36	0	0	0	1	0	37
Vancouver CMA	4,120	3,984	11,396	10,628	3,290	2,852	18,806	17,494

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Anmore	0	1	0	0	0	0	0	0	0	1	-100.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	3	0	0	0	0	10	2	13	5	160.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	7	0	2	0	0	2	3	4	12	-66.7
Burnaby - Central Park	3	0	0	4	0	0	2	0	5	4	25.0
Burnaby - Remainder	7	7	6	4	0	16	3	0	16	27	-40.7
Burnaby Total	15	17	6	10	0	16	17	5	38	48	-20.8
Coquitlam	27	20	32	0	26	0	214	180	299	200	49.5
Delta - Tsawwassen	3	1	0	0	0	0	1	0	4	1	**
Delta - Ladner	1	5	0	0	0	0	1	3	2	8	-75.0
Delta - North	7	7	0	0	5	0	6	6	18	13	38.5
Delta	11	13	0	0	5	0	8	9	24	22	9.1
Langley City	0	1	0	0	0	0	67	0	67	1	**
Langley District	23	15	2	2	61	38	12	5	98	60	63.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	30	20	2	0	4	0	23	0	59	20	195.0
New Westminster	4	9	0	2	0	0	0	0	4	11	-63.6
North Vancouver City	5	1	0	0	0	0	1	1	6	2	200.0
North Vancouver DM	5	12	0	0	13	0	1	2	19	14	35.7
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	3	3	0	0	0	67	1	1	4	71	-94.4
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	29	14	16	2	37	47	7	8	89	71	25.4
Surrey - South	31	15	2	0	11	60	11	2	55	77	-28.6
Surrey - Cloverdale	12	26	0	0	9	16	7	6	28	48	-41.7
Surrey - North	51	33	6	0	14	66	22	21	93	120	-22.5
Surrey - Guildford	1	0	0	0	9	6	1	0	11	6	83.3
Surrey - Whalley	7	6	0	0	0	0	7	4	14	10	40.0
Surrey Total	102	80	8	0	43	148	48	33	201	261	-23.0
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	118	0	118	-100.0
Vancouver - Downtown	0	0	0	0	0	0	89	0	89	0	n/a
Vancouver - Kitsilano	0	0	0	2	0	0	0	19	0	21	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	288	0	288	-100.0
Vancouver - Granville/Oak	1	1	0	0	0	0	3	0	4	1	**
Vancouver - Kerrisdale	2	2	0	0	0	0	1	0	3	2	50.0
Vancouver - Marpole	7	3	2	0	0	0	216	104	225	107	110.3
Vancouver - Eastside	71	58	12	0	0	0	69	23	152	81	87.7
Vancouver - Mt. Pleasant	0	1	0	4	0	0	52	99	52	104	-50.0
Vancouver - Strath/Grand	0	0	0	0	0	0	4	0	4	0	n/a
Vancouver - Westside	31	21	0	0	5	0	7	5	43	26	65.4
Vancouver Total	112	86	14	6	5	0	441	656	572	748	-23.5
West Vancouver	7	6	0	0	0	0	0	0	7	6	16.7
White Rock	4	5	0	0	0	0	3	2	7	7	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	379	305	80	22	194	316	843	902	1,496	1,545	-3.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	6	16	0	0	0	0	0	0	6	16	-62.5
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	14	11	0	0	30	0	0	1	44	12	**
Burnaby - Mountain	0	2	0	0	0	0	95	52	95	54	75.9
Burnaby - North	72	105	4	8	0	0	307	20	383	133	188.0
Burnaby - Lougheed Mall	3	0	0	0	0	0	3	0	6	0	n/a
Burnaby - South & East	25	48	30	34	42	6	19	74	116	162	-28.4
Burnaby - Central Park	38	23	4	24	4	60	1,169	591	1,215	698	74.1
Burnaby - Remainder	151	161	70	66	37	16	192	124	450	367	22.6
Burnaby Total	289	339	108	132	83	82	1,785	861	2,265	1,414	60.2
Coquitlam	267	240	68	42	99	80	645	679	1,079	1,041	3.7
Delta - Tsawwassen	48	25	0	0	0	0	4	92	52	117	-55.6
Delta - Ladner	22	42	0	0	0	0	5	18	27	60	-55.0
Delta - North	70	51	2	74	74	12	63	44	209	181	15.5
Delta	140	118	2	74	74	12	72	154	288	358	-19.6
Langley City	8	15	0	0	0	38	67	0	75	53	41.5
Langley District	248	229	10	8	420	294	176	395	854	926	-7.8
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	257	164	32	4	177	65	201	0	667	233	186.3
New Westminster	53	57	4	4	55	90	196	379	308	530	-41.9
North Vancouver City	43	41	16	4	24	4	359	522	442	571	-22.6
North Vancouver DM	140	86	0	0	46	0	411	38	597	124	**
Pitt Meadows	14	3	2	2	16	8	106	0	138	13	**
Port Coquitlam	23	52	0	6	83	128	104	192	210	378	-44.4
Port Moody	7	6	0	2	0	0	0	0	7	8	-12.5
Richmond	298	278	40	16	90	190	1,314	999	1,742	1,483	17.5
Surrey - South	235	181	40	18	229	344	120	241	624	784	-20.4
Surrey - Cloverdale	77	120	2	22	243	192	102	29	424	363	16.8
Surrey - North	392	374	8	8	385	577	334	157	1,119	1,116	0.3
Surrey - Guildford	10	10	0	0	30	47	35	158	75	215	-65.1
Surrey - Whalley	97	67	0	0	14	0	455	160	566	227	149.3
Surrey Total	811	752	50	48	901	1,160	1,046	745	2,808	2,705	3.8
University Endowment Lands	4	3	0	0	0	7	199	232	203	242	-16.1
Vancouver - West End	0	0	0	0	0	0	0	304	0	304	-100.0
Vancouver - Downtown	0	0	0	0	0	0	362	1,137	362	1,137	-68.2
Vancouver - Kitsilano	8	11	6	16	0	0	52	180	66	207	-68.1
Vancouver - False Creek	1	2	0	2	0	0	189	1,075	190	1,079	-82.4
Vancouver - Granville/Oak	7	15	8	12	0	4	11	26	26	57	-54.4
Vancouver - Kerrisdale	38	55	0	0	0	0	33	5	71	60	18.3
Vancouver - Marpole	60	63	6	14	0	0	434	117	500	194	157.7
Vancouver - Eastside	623	576	106	60	11	32	664	446	1,404	1,114	26.0
Vancouver - Mt. Pleasant	1	3	16	48	0	15	170	132	187	198	-5.6
Vancouver - Strath/Grand	3	11	6	14	5	11	299	136	313	172	82.0
Vancouver - Westside	272	365	2	2	19	33	122	281	415	681	-39.1
Vancouver Total	1,013	1,101	150	168	35	95	2,336	3,839	3,534	5,203	-32.1
West Vancouver	150	97	24	0	4	0	96	156	274	253	8.3
White Rock	65	52	0	0	0	21	138	30	203	103	97.1
First Nations	13	16	0	0	0	0	0	0	13	16	-18.8
Vancouver CMA	3,865	3,678	506	510	2,137	2,274	9,251	9,222	15,759	15,684	0.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	8	0	2	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	2	3
Burnaby - Central Park	0	0	0	0	0	0	2	0
Burnaby - Remainder	0	16	0	0	0	0	3	0
Burnaby Total	0	16	0	0	8	0	9	5
Coquitlam	26	0	0	0	195	162	19	18
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	1	3
Delta - North	5	0	0	0	0	0	6	6
Delta	5	0	0	0	0	0	8	9
Langley City	0	0	0	0	67	0	0	0
Langley District	61	38	0	0	0	0	12	5
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	4	0	0	0	23	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	1	1
North Vancouver DM	13	0	0	0	0	0	1	2
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	67	0	0	0	0	1	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	37	47	0	0	0	0	7	8
Surrey - South	11	60	0	0	0	0	11	2
Surrey - Cloverdale	9	16	0	0	0	0	7	6
Surrey - North	14	66	0	0	0	0	22	21
Surrey - Guildford	9	6	0	0	0	0	1	0
Surrey - Whalley	0	0	0	0	0	0	7	4
Surrey Total	43	148	0	0	0	0	48	33
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	118	0	0
Vancouver - Downtown	0	0	0	0	0	0	89	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	19
Vancouver - False Creek	0	0	0	0	0	198	0	90
Vancouver - Granville/Oak	0	0	0	0	3	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	0
Vancouver - Marpole	0	0	0	0	0	104	216	0
Vancouver - Eastside	0	0	0	0	36	0	33	23
Vancouver - Mt. Pleasant	0	0	0	0	52	0	0	99
Vancouver - Strath/Grand	0	0	0	0	4	0	0	0
Vancouver - Westside	5	0	0	0	0	0	7	5
Vancouver Total	5	0	0	0	95	420	346	236
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	3	2
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	194	316	0	0	388	582	455	320

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	30	0	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	95	52	0	0
Burnaby - North	0	0	0	0	274	18	33	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	3	0
Burnaby - South & East	42	6	0	0	0	71	19	3
Burnaby - Central Park	4	60	0	0	1,150	591	19	0
Burnaby - Remainder	37	16	0	0	118	122	74	2
Burnaby Total	83	82	0	0	1,637	854	148	7
Coquitlam	99	80	0	0	491	545	154	134
Delta - Tsawwassen	0	0	0	0	0	88	4	4
Delta - Ladner	0	0	0	0	0	13	5	5
Delta - North	74	12	0	0	0	0	63	44
Delta	74	12	0	0	0	101	72	53
Langley City	0	38	0	0	67	0	0	0
Langley District	420	294	0	0	65	235	111	160
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	177	65	0	0	126	0	75	0
New Westminster	55	90	0	0	196	379	0	0
North Vancouver City	24	4	0	0	165	501	194	21
North Vancouver DM	46	0	0	0	342	0	69	38
Pitt Meadows	16	8	0	0	106	0	0	0
Port Coquitlam	83	128	0	0	101	112	3	80
Port Moody	0	0	0	0	0	0	0	0
Richmond	90	190	0	0	948	868	366	131
Surrey - South	229	344	0	0	75	218	45	23
Surrey - Cloverdale	243	192	0	0	68	0	34	29
Surrey - North	385	577	0	0	125	0	209	157
Surrey - Guildford	30	47	0	0	29	155	6	3
Surrey - Whalley	4	0	10	0	390	125	65	35
Surrey Total	891	1,160	10	0	687	498	359	247
University Endowment Lands	0	7	0	0	105	232	94	0
Vancouver - West End	0	0	0	0	0	118	0	186
Vancouver - Downtown	0	0	0	0	81	918	281	219
Vancouver - Kitsilano	0	0	0	0	50	136	2	44
Vancouver - False Creek	0	0	0	0	189	985	0	90
Vancouver - Granville/Oak	0	4	0	0	10	24	1	2
Vancouver - Kerrisdale	0	0	0	0	27	0	6	5
Vancouver - Marpole	0	0	0	0	209	104	225	13
Vancouver - Eastside	11	32	0	0	359	84	305	362
Vancouver - Mt. Pleasant	0	15	0	0	170	32	0	100
Vancouver - Strath/Grand	5	11	0	0	152	34	147	102
Vancouver - Westside	19	33	0	0	0	118	122	163
Vancouver Total	35	95	0	0	1,247	2,553	1,089	1,286
West Vancouver	4	0	0	0	93	15	3	141
White Rock	0	21	0	0	90	0	48	30
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	2,127	2,274	10	0	6,466	6,893	2,785	2,329

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Anmore	0	1	0	0	0	0	0	1
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	0	1	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	3	8	0	2	2	13	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	9	0	0	2	3	4	12
Burnaby - Central Park	3	4	0	0	2	0	5	4
Burnaby - Remainder	13	11	0	16	3	0	16	27
Burnaby Total	21	27	8	16	9	5	38	48
Coquitlam	29	20	251	162	19	18	299	200
Delta - Tsawwassen	3	1	0	0	1	0	4	1
Delta - Ladner	1	5	0	0	1	3	2	8
Delta - North	7	7	5	0	6	6	18	13
Delta	11	13	5	0	8	9	24	22
Langley City	0	1	67	0	0	0	67	1
Langley District	24	11	61	43	13	6	98	60
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	32	19	27	0	0	1	59	20
New Westminster	4	11	0	0	0	0	4	11
North Vancouver City	2	1	0	0	4	1	6	2
North Vancouver DM	5	12	13	0	1	2	19	14
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	3	3	0	67	1	1	4	71
Port Moody	1	0	0	0	0	0	1	0
Richmond	27	14	55	49	7	8	89	71
Surrey - South	31	15	13	60	11	2	55	77
Surrey - Cloverdale	11	20	9	16	8	12	28	48
Surrey - North	36	33	35	66	22	21	93	120
Surrey - Guildford	1	0	9	6	1	0	11	6
Surrey - Whalley	7	6	0	0	7	4	14	10
Surrey Total	86	74	66	148	49	39	201	261
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	118	0	0	0	118
Vancouver - Downtown	0	0	0	0	89	0	89	0
Vancouver - Kitsilano	0	2	0	0	0	19	0	21
Vancouver - False Creek	0	0	0	198	0	90	0	288
Vancouver - Granville/Oak	1	1	3	0	0	0	4	1
Vancouver - Kerrisdale	2	2	0	0	1	0	3	2
Vancouver - Marpole	8	3	0	104	217	0	225	107
Vancouver - Eastside	52	33	36	0	64	48	152	81
Vancouver - Mt. Pleasant	0	5	52	0	0	99	52	104
Vancouver - Strath/Grand	0	0	4	0	0	0	4	0
Vancouver - Westside	26	17	5	0	12	9	43	26
Vancouver Total	89	63	100	420	383	265	572	748
West Vancouver	7	6	0	0	0	0	7	6
White Rock	4	4	0	0	3	3	7	7
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	346	282	653	905	497	358	1,496	1,545

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	-	1,532,250
Year-to-date 2015	0	0.0	2	25.0	0	0.0	3	37.5	3	37.5	8	-	1,860,608
Year-to-date 2014	1	5.6	1	5.6	0	0.0	9	50.0	7	38.9	18	-	1,605,720
Belcarra													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Bowen Island													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	5	38.5	1	7.7	2	15.4	2	15.4	3	23.1	13	-	-
Year-to-date 2014	2	18.2	1	9.1	6	54.5	0	0.0	2	18.2	11	-	1,948,750
Burnaby													
November 2015	0	0.0	0	0.0	3	16.7	5	27.8	10	55.6	18	1,550,000	1,617,646
November 2014	0	0.0	0	0.0	2	9.5	13	61.9	6	28.6	21	1,340,000	1,390,238
Year-to-date 2015	0	0.0	0	0.0	24	7.6	185	58.9	105	33.4	314	1,390,000	1,467,153
Year-to-date 2014	0	0.0	2	0.6	54	14.9	230	63.5	76	21.0	362	1,250,000	1,296,658
Coquitlam													
November 2015	0	0.0	1	4.2	9	37.5	10	41.7	4	16.7	24	1,100,000	1,109,247
November 2014	0	0.0	0	0.0	2	13.3	12	80.0	1	6.7	15	1,295,000	1,240,143
Year-to-date 2015	0	0.0	6	2.1	128	45.2	99	35.0	50	17.7	283	1,017,500	1,129,383
Year-to-date 2014	2	0.9	13	6.0	120	55.0	76	34.9	7	3.2	218	932,500	1,013,421
Delta													
November 2015	0	0.0	0	0.0	2	20.0	5	50.0	3	30.0	10	1,282,500	1,338,750
November 2014	0	0.0	0	0.0	4	40.0	6	60.0	0	0.0	10	1,112,500	1,073,490
Year-to-date 2015	0	0.0	4	2.7	67	44.7	60	40.0	19	12.7	150	1,025,000	1,142,974
Year-to-date 2014	2	1.8	8	7.3	53	48.6	40	36.7	6	5.5	109	935,000	1,047,650
Langley City													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	0.0	2	18.2	8	72.7	1	9.1	0	0.0	11	-	-
Year-to-date 2014	0	0.0	3	23.1	9	69.2	1	7.7	0	0.0	13	-	-
Langley District													
November 2015	1	4.3	8	34.8	9	39.1	3	13.0	2	8.7	23	800,000	895,919
November 2014	2	15.4	8	61.5	2	15.4	1	7.7	0	0.0	13	695,000	766,965
Year-to-date 2015	23	9.0	96	37.6	81	31.8	26	10.2	29	11.4	255	760,000	938,703
Year-to-date 2014	29	12.2	104	43.7	56	23.5	26	10.9	23	9.7	238	715,000	885,514

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Maple Ridge													
November 2015	11	55.0	8	40.0	1	5.0	0	0.0	0	0.0	20	590,000	599,901
November 2014	9	40.9	9	40.9	1	4.5	3	13.6	0	0.0	22	612,500	661,534
Year-to-date 2015	155	53.6	101	34.9	27	9.3	6	2.1	0	0.0	289	595,000	602,184
Year-to-date 2014	101	52.1	73	37.6	10	5.2	10	5.2	0	0.0	194	600,000	630,634
New Westminster													
November 2015	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
November 2014	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	2	3.3	19	31.1	22	36.1	18	29.5	0	0.0	61	782,500	855,288
Year-to-date 2014	1	2.0	16	31.4	20	39.2	13	25.5	1	2.0	51	987,500	885,559
North Vancouver City													
November 2015	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	-	1,343,000
November 2014	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	19	40.4	28	59.6	47	1,527,500	1,591,306
Year-to-date 2014	0	0.0	0	0.0	2	4.3	18	38.3	27	57.4	47	1,632,500	1,577,102
North Vancouver DM													
November 2015	0	0.0	0	0.0	1	7.7	1	7.7	11	84.6	13	1,805,000	1,947,414
November 2014	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	2,400,000	2,282,524
Year-to-date 2015	0	0.0	0	0.0	1	0.7	29	19.5	119	79.9	149	1,885,000	1,992,747
Year-to-date 2014	1	1.2	0	0.0	0	0.0	20	23.8	63	75.0	84	2,205,000	1,906,453
Pitt Meadows													
November 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	7	46.7	8	53.3	0	0.0	0	0.0	0	0.0	15	-	641,225
Year-to-date 2014	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	-	-
Port Coquitlam													
November 2015	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	-	1,094,725
November 2014	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	2	11.1	1	5.6	10	55.6	5	27.8	0	0.0	18	-	923,650
Year-to-date 2014	4	6.8	16	27.1	39	66.1	0	0.0	0	0.0	59	850,000	784,733
Port Moody													
November 2015	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
November 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	-	-
Year-to-date 2014	0	0.0	0	0.0	2	25.0	4	50.0	2	25.0	8	-	-
Richmond													
November 2015	0	0.0	0	0.0	0	0.0	5	25.0	15	75.0	20	1,865,000	2,035,441
November 2014	0	0.0	0	0.0	2	13.3	7	46.7	6	40.0	15	1,345,000	1,419,067
Year-to-date 2015	0	0.0	1	0.3	11	3.2	109	31.8	222	64.7	343	1,800,000	1,875,157
Year-to-date 2014	1	0.3	1	0.3	25	7.5	130	38.8	178	53.1	335	1,525,000	1,613,855

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
November 2015	8	8.2	20	20.6	42	43.3	17	17.5	10	10.3	97	850,000	1,003,623
November 2014	4	6.3	14	21.9	38	59.4	7	10.9	1	1.6	64	800,000	841,575
Year-to-date 2015	45	5.1	251	28.5	388	44.0	128	14.5	69	7.8	881	835,000	960,437
Year-to-date 2014	54	7.1	293	38.3	314	41.0	73	9.5	31	4.1	765	770,000	855,704
University Endowment Lands													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Vancouver City													
November 2015	0	0.0	0	0.0	0	0.0	10	18.2	45	81.8	55	2,350,000	2,486,988
November 2014	1	1.7	1	1.7	1	1.7	17	28.3	40	66.7	60	2,095,000	2,287,309
Year-to-date 2015	2	0.3	3	0.4	9	1.3	135	19.4	548	78.6	697	2,200,000	2,514,101
Year-to-date 2014	1	0.1	6	0.7	17	2.0	255	29.5	586	67.7	865	2,055,000	2,340,905
West Vancouver													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	3,847,500	5,019,000
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	4,609,980
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	1.4	141	98.6	143	3,127,500	3,658,983
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	97	100.0	97	3,270,000	3,956,624
White Rock													
November 2015	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	1,708,000
November 2014	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	2,123,439
Year-to-date 2015	0	0.0	0	0.0	5	9.4	10	18.9	38	71.7	53	-	1,932,591
Year-to-date 2014	0	0.0	0	0.0	5	10.9	10	21.7	31	67.4	46	-	1,944,601
First Nations													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	-	549,900
Year-to-date 2014	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	550,000	549,900
Vancouver CMA													
November 2015	21	6.8	37	11.9	71	22.8	66	21.2	116	37.3	311	1,150,000	1,545,852
November 2014	17	6.5	35	13.5	55	21.2	72	27.7	81	31.2	260	1,175,000	1,488,468
Year-to-date 2015	252	6.7	495	13.2	786	21.0	838	22.3	1,380	36.8	3,751	1,200,000	1,532,306
Year-to-date 2014	217	6.1	541	15.3	732	20.6	916	25.8	1,141	32.2	3,547	1,155,000	1,481,013

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2015						
Submarket	Nov 2015	Nov 2014	% Change	YTD 2015	YTD 2014	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby	1,617,646	1,390,238	16.4	1,467,153	1,296,658	13.1
Coquitlam	1,109,247	1,240,143	-10.6	1,129,383	1,013,421	11.4
Delta	1,338,750	1,073,490	24.7	1,142,974	1,047,650	9.1
Langley City	--	--	n/a	--	--	n/a
Langley District	895,919	766,965	16.8	938,703	885,514	6.0
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	599,901	661,534	-9.3	602,184	630,634	-4.5
New Westminster	--	--	n/a	855,288	885,559	-3.4
North Vancouver City	--	--	n/a	1,591,306	1,577,102	0.9
North Vancouver DM	1,947,414	2,282,524	-14.7	1,992,747	1,906,453	4.5
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	784,733	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	2,035,441	1,419,067	43.4	1,875,157	1,613,855	16.2
Surrey	1,003,623	841,575	19.3	960,437	855,704	12.2
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,486,988	2,287,309	8.7	2,514,101	2,340,905	7.4
West Vancouver	5,019,000	--	n/a	3,658,983	3,956,624	-7.5
White Rock	--	--	n/a	1,932,591	1,944,601	-0.6
First Nations	--	--	n/a	549,900	549,900	0.0
Vancouver CMA	1,545,852	1,488,468	3.9	1,532,306	1,481,013	3.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver November 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	1,804	31.3	2,704	5,498	4,926	54.9	812,536	8.5	809,125
	February	2,570	41.1	2,743	4,860	4,678	58.6	846,978	11.3	811,647
	March	2,697	13.7	2,292	5,445	4,600	49.8	801,543	5.6	791,405
	April	3,090	15.9	2,651	6,118	4,898	54.1	801,171	8.3	794,341
	May	3,331	13.4	2,715	6,111	4,749	57.2	814,418	5.4	797,818
	June	3,452	29.4	2,902	5,518	4,811	60.3	796,714	4.4	802,749
	July	3,111	4.2	2,749	5,115	4,868	56.5	805,061	6.3	822,430
	August	2,820	10.3	2,992	4,036	4,788	62.5	802,763	2.3	801,927
	September	2,965	17.5	2,969	5,348	4,787	62.0	836,735	6.4	833,455
	October	3,113	15.4	2,999	4,608	4,942	60.7	819,336	5.6	815,917
	November	2,567	7.4	3,022	3,115	4,853	62.3	801,450	3.4	829,610
	December	2,173	9.2	2,957	1,937	4,809	61.5	819,384	4.3	847,661
2015	January	1,948	8.0	3,145	4,887	4,708	66.8	827,558	1.8	826,388
	February	3,108	20.9	3,418	5,566	5,215	65.5	879,069	3.8	843,692
	March	4,132	53.2	3,503	6,168	4,960	70.6	891,652	11.2	872,904
	April	4,254	37.7	3,558	6,041	4,711	75.5	899,178	12.2	891,973
	May	4,145	24.4	3,542	5,768	4,857	72.9	905,701	11.2	890,986
	June	4,444	28.7	3,525	5,999	4,947	71.3	922,326	15.8	922,867
	July	4,038	29.8	3,581	5,274	5,051	70.9	866,772	7.7	889,861
	August	3,431	21.7	3,563	4,382	4,948	72.0	900,592	12.2	895,363
	September	3,423	15.4	3,514	4,952	4,662	75.4	857,015	2.4	856,595
	October	3,714	19.3	3,821	4,242	4,850	78.8	947,334	15.6	939,752
	November	3,603	40.4	4,092	3,523	5,078	80.6	930,652	16.1	956,069
	December									
	Q3 2014	8,896	0.0		14,499			814,889	0.0	
	Q3 2015	10,892	22.4		14,608			874,359	7.3	
	YTD 2014	31,520	16.8		55,772			812,188	6.0	
	YTD 2015	40,240	27.7		56,802			897,158	10.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2015

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	96.4	118.7	1,266	6.2	65.0	895
	February	595	3.14	5.24	96.4	119.5	1,270	6.2	65.1	883
	March	581	3.14	4.99	96.3	120.3	1,269	5.9	64.8	879
	April	570	3.14	4.79	96.0	120.7	1,268	5.8	64.6	878
	May	570	3.14	4.79	95.8	121.2	1,273	5.7	64.7	877
	June	570	3.14	4.79	95.7	121.4	1,276	5.7	64.8	878
	July	570	3.14	4.79	95.5	121.2	1,278	5.8	64.8	878
	August	570	3.14	4.79	95.8	121.2	1,275	5.8	64.6	887
	September	570	3.14	4.79	95.8	121.2	1,275	6.0	64.6	894
	October	570	3.14	4.79	96.2	120.6	1,277	6.2	64.8	888
	November	570	3.14	4.79	96.0	120.5	1,283	6.2	65.0	885
	December	570	3.14	4.79	95.9	119.6	1,283	6.0	64.8	890
2015	January	570	3.14	4.79	95.8	119.7	1,284	5.8	64.7	906
	February	567	2.89	4.74	95.8	120.6	1,282	5.9	64.5	913
	March	567	2.89	4.74	95.8	121.5	1,280	6.0	64.4	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.9	928
	May	561	2.89	4.64	96.4	122.4	1,273	6.2	63.9	934
	June	561	2.89	4.64	96.7	122.4	1,275	6.1	63.9	930
	July	561	2.89	4.64	97.0	122.5	1,283	6.0	64.1	921
	August	561	2.89	4.64	97.1	122.7	1,287	5.7	64.0	921
	September	561	2.89	4.64	97.5	122.7	1,295	5.8	64.4	925
	October	561	2.89	4.64	97.7	122.4	1,314	5.9	65.2	927
	November	561	3.14	4.64		122.7	1,329	5.8	65.8	926
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2015	42	0	0	4	57	0	1	7	111
November 2014	16	0	0	0	5	0	1	3	25
% Change	162.5	n/a	n/a	n/a	**	n/a	0.0	133.3	**
Year-to-date 2015	338	4	0	5	150	165	23	81	766
Year-to-date 2014	205	0	0	0	60	146	24	31	466
% Change	64.9	n/a	n/a	n/a	150.0	13.0	-4.2	161.3	64.4
UNDER CONSTRUCTION									
November 2015	305	4	0	4	141	294	15	73	836
November 2014	164	0	0	0	75	321	18	30	608
% Change	86.0	n/a	n/a	n/a	88.0	-8.4	-16.7	143.3	37.5
COMPLETIONS									
November 2015	22	0	0	0	13	0	2	5	42
November 2014	18	0	0	0	0	0	0	2	20
% Change	22.2	n/a	n/a	n/a	n/a	n/a	n/a	150.0	110.0
Year-to-date 2015	209	0	0	1	81	150	25	44	510
Year-to-date 2014	177	0	0	0	52	17	19	256	521
% Change	18.1	n/a	n/a	n/a	55.8	**	31.6	-82.8	-2.1
COMPLETED & NOT ABSORBED									
November 2015	27	0	0	0	51	81	n/a	n/a	159
November 2014	50	0	0	0	41	16	n/a	n/a	107
% Change	-46.0	n/a	n/a	n/a	24.4	**	n/a	n/a	48.6
ABSORBED									
November 2015	16	0	0	0	19	0	n/a	n/a	35
November 2014	19	0	0	0	4	0	n/a	n/a	23
% Change	-15.8	n/a	n/a	n/a	**	n/a	n/a	n/a	52.2
Year-to-date 2015	230	0	0	1	70	85	n/a	n/a	386
Year-to-date 2014	194	1	0	0	97	11	n/a	n/a	303
% Change	18.6	-100.0	n/a	n/a	-27.8	**	n/a	n/a	27.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
November 2015	38	0	0	4	57	0	1	7	107
November 2014	10	0	0	0	5	0	1	3	19
Mission DM									
November 2015	4	0	0	0	0	0	0	0	4
November 2014	6	0	0	0	0	0	0	0	6
First Nations									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2015	42	0	0	4	57	0	1	7	111
November 2014	16	0	0	0	5	0	1	3	25
UNDER CONSTRUCTION									
Abbotsford City									
November 2015	245	0	0	4	141	294	11	72	767
November 2014	92	0	0	0	75	279	8	30	484
Mission DM									
November 2015	60	4	0	0	0	0	4	1	69
November 2014	72	0	0	0	0	42	10	0	124
First Nations									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2015	305	4	0	4	141	294	15	73	836
November 2014	164	0	0	0	75	321	18	30	608
COMPLETIONS									
Abbotsford City									
November 2015	9	0	0	0	13	0	0	5	27
November 2014	12	0	0	0	0	0	0	2	14
Mission DM									
November 2015	13	0	0	0	0	0	2	0	15
November 2014	6	0	0	0	0	0	0	0	6
First Nations									
November 2015	0	0	0	0	0	0	0	0	0
November 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2015	22	0	0	0	13	0	2	5	42
November 2014	18	0	0	0	0	0	0	2	20

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
November 2015	12	0	0	0	51	81	n/a	n/a	144
November 2014	26	0	0	0	41	16	n/a	n/a	83
Mission DM									
November 2015	15	0	0	0	0	0	n/a	n/a	15
November 2014	24	0	0	0	0	0	n/a	n/a	24
First Nations									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
November 2015	27	0	0	0	51	81	n/a	n/a	159
November 2014	50	0	0	0	41	16	n/a	n/a	107
ABSORBED									
Abbotsford City									
November 2015	9	0	0	0	19	0	n/a	n/a	28
November 2014	11	0	0	0	4	0	n/a	n/a	15
Mission DM									
November 2015	7	0	0	0	0	0	n/a	n/a	7
November 2014	8	0	0	0	0	0	n/a	n/a	8
First Nations									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
November 2015	16	0	0	0	19	0	n/a	n/a	35
November 2014	19	0	0	0	4	0	n/a	n/a	23

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type November 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Abbotsford City	43	11	0	0	57	5	7	3	107	19	**
Mission DM	4	6	0	0	0	0	0	0	4	6	-33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	47	17	0	0	57	5	7	3	111	25	**

Table 2.1: Starts by Submarket and by Dwelling Type January - November 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	276	115	0	2	150	58	245	177	671	352	90.6
Mission DM	90	114	4	0	0	0	1	0	95	114	-16.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	366	229	4	2	150	58	246	177	766	466	64.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Abbotsford City	57	5	0	0	0	0	7	3
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	57	5	0	0	0	0	7	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	150	58	0	0	165	146	80	31
Mission DM	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	150	58	0	0	165	146	81	31

Table 2.4: Starts by Submarket and by Intended Market
November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Abbotsford City	38	10	61	5	8	4	107	19
Mission DM	4	6	0	0	0	0	4	6
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	42	16	61	5	8	4	111	25

Table 2.5: Starts by Submarket and by Intended Market
January - November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	256	107	320	206	95	39	671	352
Mission DM	86	98	0	0	9	16	95	114
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	342	205	320	206	104	55	766	466

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Abbotsford City	9	12	0	0	13	0	5	2	27	14	92.9
Mission DM	15	6	0	0	0	0	0	0	15	6	150.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	24	18	0	0	13	0	5	2	42	20	110.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	123	106	2	0	79	52	194	273	398	431	-7.7
Mission DM	112	90	0	0	0	0	0	0	112	90	24.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	235	196	2	0	79	52	194	273	510	521	-2.1

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Abbotsford City	13	0	0	0	0	0	5	2
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	13	0	0	0	0	0	5	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	79	52	0	0	150	17	44	256
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	79	52	0	0	150	17	44	256

Table 3.4: Completions by Submarket and by Intended Market
November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Abbotsford City	9	12	13	0	5	2	27	14
Mission DM	13	6	0	0	2	0	15	6
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	22	18	13	0	7	2	42	20

Table 3.5: Completions by Submarket and by Intended Market
January - November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	110	97	232	69	56	265	398	431
Mission DM	99	80	0	0	13	10	112	90
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	209	177	232	69	69	275	510	521

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
November 2015	0	0.0	0	0.0	1	11.1	5	55.6	3	33.3	9	-	802,867
November 2014	0	0.0	3	27.3	5	45.5	1	9.1	2	18.2	11	-	617,971
Year-to-date 2015	15	12.2	28	22.8	28	22.8	28	22.8	24	19.5	123	625,000	627,808
Year-to-date 2014	3	2.7	23	20.5	55	49.1	10	8.9	21	18.8	112	595,000	639,029
Mission DM													
November 2015	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	-	499,014
November 2014	6	75.0	2	25.0	0	0.0	0	0.0	0	0.0	8	-	408,108
Year-to-date 2015	35	32.4	49	45.4	17	15.7	2	1.9	5	4.6	108	470,000	503,243
Year-to-date 2014	38	46.3	34	41.5	9	11.0	1	1.2	0	0.0	82	452,500	463,257
First Nations													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
November 2015	2	12.5	3	18.8	3	18.8	5	31.3	3	18.8	16	657,500	669,931
November 2014	6	31.6	5	26.3	5	26.3	1	5.3	2	10.5	19	550,000	529,608
Year-to-date 2015	50	21.6	77	33.3	45	19.5	30	13.0	29	12.6	231	540,000	566,420
Year-to-date 2014	41	21.1	57	29.4	64	33.0	11	5.7	21	10.8	194	550,000	564,734

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2015

Submarket	Nov 2015	Nov 2014	% Change	YTD 2015	YTD 2014	% Change
Abbotsford City	--	617,971	n/a	627,808	639,029	-1.8
Mission DM	--	--	n/a	503,243	463,257	8.6
First Nations	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	669,931	529,608	26.5	566,420	564,734	0.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley November 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	729	26.6	1,155	2,376	2,254	51.2	491,415	13.0	512,356
	February	1,044	20.4	1,173	2,351	2,270	51.7	524,435	11.4	516,434
	March	1,195	15.0	1,085	2,524	2,204	49.2	505,698	4.7	506,428
	April	1,396	9.4	1,196	2,877	2,260	52.9	504,550	1.8	495,504
	May	1,546	19.7	1,260	2,903	2,306	54.6	536,186	7.3	520,742
	June	1,598	27.0	1,251	2,677	2,352	53.2	516,798	3.4	503,481
	July	1,526	10.4	1,237	2,377	2,082	59.4	503,722	0.6	501,158
	August	1,231	1.8	1,261	2,156	2,303	54.8	528,939	9.7	526,015
	September	1,344	24.7	1,358	2,529	2,334	58.2	520,477	5.8	520,275
	October	1,376	16.3	1,363	2,124	2,297	59.3	528,118	8.2	530,662
	November	1,053	14.5	1,343	1,507	2,325	57.8	518,977	-0.2	535,115
	December	979	20.1	1,333	995	2,409	55.3	523,874	7.8	535,021
2015	January	802	10.0	1,359	2,327	2,327	58.4	524,068	6.6	544,488
	February	1,262	20.9	1,461	2,348	2,296	63.6	551,811	5.2	544,494
	March	1,738	45.4	1,553	2,793	2,296	67.6	558,457	10.4	553,991
	April	1,928	38.1	1,575	2,921	2,344	67.2	555,793	10.2	548,813
	May	1,884	21.9	1,625	2,715	2,228	72.9	574,557	7.2	555,467
	June	2,283	42.9	1,659	2,997	2,396	69.2	572,888	10.9	560,048
	July	2,089	36.9	1,693	2,548	2,322	72.9	571,739	13.5	569,367
	August	1,639	33.1	1,654	2,213	2,358	70.1	580,224	9.7	575,817
	September	1,623	20.8	1,676	2,251	2,119	79.1	577,192	10.9	579,247
	October	1,665	21.0	1,776	1,950	2,282	77.8	610,642	15.6	609,208
	November	1,692	60.7	2,028	1,669	2,405	84.3	603,045	16.2	614,275
	December									
	Q3 2014	4,101	11.8		7,062			516,783	5.1	
	Q3 2015	5,351	30.5		7,012			575,992	11.5	
	YTD 2014	14,038	16.2		26,401			517,289	5.4	
	YTD 2015	18,605	32.5		26,732			573,417	10.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
November 2015

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	95.0	117.1	89	8.2	67.7	804
	February	595	3.14	5.24	95.0	118.0	88	8.4	67.5	809
	March	581	3.14	4.99	94.9	118.6	88	7.6	67.0	809
	April	570	3.14	4.79	94.6	119.0	90	7.4	67.6	800
	May	570	3.14	4.79	94.4	119.7	89	7.4	67.4	793
	June	570	3.14	4.79	94.3	119.8	88	7.7	66.5	805
	July	570	3.14	4.79	94.2	119.6	86	8.0	65.2	818
	August	570	3.14	4.79	94.4	119.6	85	8.0	64.3	828
	September	570	3.14	4.79	94.4	119.5	85	7.6	63.9	814
	October	570	3.14	4.79	94.7	119.0	86	6.7	64.2	805
	November	570	3.14	4.79	94.5	118.8	86	6.5	63.9	815
	December	570	3.14	4.79	94.5	118.1	86	6.4	64.1	836
2015	January	570	3.14	4.79	94.4	118.0	86	6.2	64.0	846
	February	567	2.89	4.74	94.4	118.9	88	5.9	65.0	850
	March	567	2.89	4.74	94.4	119.8	90	5.9	66.4	854
	April	561	2.89	4.64	94.9	119.6	92	6.0	67.4	867
	May	561	2.89	4.64	94.9	120.6	93	5.7	68.1	866
	June	561	2.89	4.64	95.1	120.7	94	5.4	68.4	870
	July	561	2.89	4.64	95.4	120.8	93	5.4	67.9	870
	August	561	2.89	4.64	95.5	121.0	92	5.7	67.0	875
	September	561	2.89	4.64	95.8	121.0	91	5.9	66.2	863
	October	561	2.89	4.64	96.1	120.6	90	6.8	66.4	844
	November	561	3.14	4.64		120.8	90	7.2	66.6	823
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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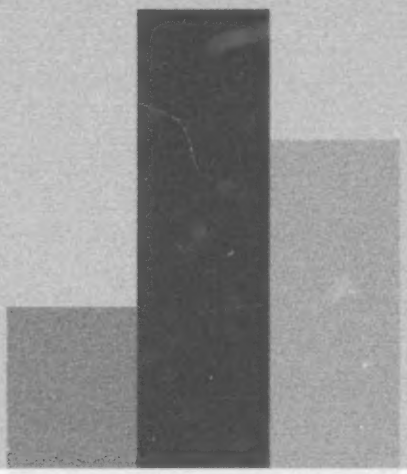

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